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SUMMARY OF DEED OF MUTUAL COVENANT



B. 分配予發展項目中的每個住宅物業的不分割份數的數目

第1座			第2座		
樓層	住宅單位	不分割份數	樓層	住宅單位	不分割份數
1樓	A單位	35/15,000	1樓	A單位	35/15,000
	B單位	25/15,000		B單位	25/15,000
	C單位	34/15,000		C單位	34/15,000
	D單位	22/15,000		D單位	22/15,000
	E單位	22/15,000		E單位	22/15,000
	F單位	25/15,000		F單位	25/15,000
	G單位	23/15,000		G單位	23/15,000
	H單位	32/15,000		H單位	30/15,000
	J單位	17/15,000		J單位	24/15,000
	K單位	17/15,000		K單位	32/15,000
	M單位	23/15,000	2樓至27樓	A單位	35/15,000
2樓至27樓	A單位	35/15,000		B單位	25/15,000
	B單位	25/15,000		C單位	34/15,000
	C單位	34/15,000		D單位	23/15,000
	D單位	23/15,000		E單位	24/15,000
	E單位	24/15,000		F單位	25/15,000
	F單位	25/15,000		G單位	23/15,000
	G單位	23/15,000		H單位	34/15,000
	H單位	33/15,000		J單位	26/15,000
	J單位	18/15,000		K單位	35/15,000
	K單位	18/15,000	28樓	A單位	37/15,000
28樓	M單位	26/15,000		B單位	27/15,000
	A單位	37/15,000		C單位	36/15,000
	B單位	27/15,000		D單位	24/15,000
	C單位	36/15,000		E單位	25/15,000
	D單位	24/15,000		F單位	25/15,000
	E單位	25/15,000		G單位	23/15,000
	F單位	26/15,000		H單位	36/15,000
	G單位	24/15,000		J單位	28/15,000
	H單位	35/15,000		K單位	37/15,000
	J單位	19/15,000			
	K單位	19/15,000			
	M單位	27/15,000			

備註：於樓層的排序中，4樓、13樓、14樓及24樓於第1及2座中被略去。

C. 有關發展項目的管理人的委任年期

該發展項目的管理人的初始任期為自公契的委任日期起兩(2)年，並隨後續任，直至管理人按照公契的條文被終止委任。

D. 發展項目中的住宅物業的擁有人之間分擔管理開支的計算基準

住宅單位每名業主應在每個公曆月首日預繳按住宅管理預算案其應繳的年度開支份額的十二份之一的管理費。應繳的份額比例應與分配給該業主的住宅單位的管理份數佔分配給屋苑內所有住宅單位的管理份數總數的比例相同 (#)。分配給每個住宅單位的管理份數應如公契附件四所規定。

備註(#): 上述B部所顯示分配給每個住宅單位的不分割份數數目，與分配給該發展項目每個住宅單位的管理份數數目相同。然而，整個發展項目的不分割份數總數則有別於整個發展項目的管理份數總數。整個發展項目的不分割份數總數為15,000份，而整個發展項目的管理份數總數則為13,958份。

E. 計算管理費按金的基準

按照第一份年度管理預算案的規定繳付相等於三(3)個月管理費的款項作為保證按金。保證按金可以轉戶。

F. 擁有人在該發展項目中保留作自用的範圍

不適用。

備註：

- 除本售樓說明書另有定義外，本公契的摘要中使用的定義詞語具有其在公契中的相同涵義。
- 請查閱公契以了解全部詳情。完整的公契可於售樓處開放時間內免費查閱，並且可支付所需影印費用後取得公契的副本。

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A. Common parts of the development

1. **“Car Park Common Areas”** means those parts on Ground Floor of the Estate intended for the common use and benefit of all the Parking Spaces as a whole and not just any particular Parking Space and also incidentally provide access to certain portions of the Residential Common Areas and Facilities which are for identification purpose only shown and coloured **indigo** on Plan No. DMC-01 annexed to the DMC, the accuracy of which is certified by or on behalf of the Authorized Person PROVIDED THAT, where appropriate, if (i) any parts of the Estate covered by paragraph (a) of the definition of “common parts” set out in section 2 of the Building Management Ordinance (Cap.344) 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) shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Car Park Common Areas.
2. **“Car Park Common Areas and Facilities”** means collectively the Car Park Common Areas (as defined herein) and the Car Park Common Facilities (as defined herein).
3. **“Car Park Common Facilities”** means all those facilities on the Ground Floor of the Estate intended for the common use and benefit of all the Parking Spaces as a whole and not just any particular Parking Space and also incidentally provide access to certain portions of the Residential Common Areas and Facilities which includes but not limited to the electrical and mechanical installation and equipment exclusively for the Parking Spaces as a whole and not just any particular part thereof (if any).
4. **“Common Areas”** means collectively the Estate Common Areas (as defined herein), the Residential Common Areas (as defined herein) and the Car Park Common Areas (as defined herein).
5. **“Common Areas and Facilities”** means collectively the Common Areas (as defined herein) and the Common Facilities (as defined herein).
6. **“Common Facilities”** means collectively the Estate Common Facilities (as defined herein), the Residential Common Facilities (as defined herein) and the Car Park Common Facilities (as defined herein).
7. **“Estate Common Areas”** means those parts of the Estate which do not form part of the Units, the Residential Common Areas or the Car Park Common Areas and are intended for the common use and benefit of the Estate as a whole and not just any particular part thereof and which subject to the provisions of the DMC are to be used by each Owner and occupier in common with all other Owners and occupiers of the Estate which said parts include but not limited to such foundations, columns, beams, slabs and other structural supports and elements (that do not belong to or form part of the Units, the Residential Common Areas or the Car Park Common Areas), part of the Greenery Areas (not forming part of the Residential Common Areas), such part of the sewage disposal system located within the Lot, areas for the installation or use of aerial broadcast distribution or telecommunication network facilities (if any), the management office, lavatory for watchmen and management staff,

guard room and the external walls on Ground Floor level of the Estate (excluding those enclosing any part of the Residential Development) which are for identification purpose only shown and coloured **yellow** respectively on Plan Nos. DMC-01, DMC-05, DMC-06, and DMC-07 annexed to the DMC, the accuracy of which is certified by or on behalf of the Authorized Person and such additional areas of the Estate as may at any time be designated as the Estate Common Areas by the First Owner in accordance with the provisions of the DMC PROVIDED THAT, where appropriate, if any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Estate Common Areas.

8. **“Estate Common Areas and Facilities”** means collectively the Estate Common Areas (as defined herein) and the Estate Common Facilities (as defined herein).
9. **“Estate Common Facilities”** means all those facilities in the Estate Common Areas intended for the common use and benefit of the Estate as a whole and not just any particular part thereof which are subject to the provisions of the DMC to be used by each Owner and occupier in common with all other Owners and occupiers of the Estate and includes but not limited to the communal aerial, all signal receivers, all sewers, drains, storm water drains, water courses, cables, pipes, wires, ducts, flushing mains, fresh water mains, plant and machinery and other like installations, facilities or services and such additional devices and facilities of the Estate as may at any time be designated as the Estate Common Facilities by the First Owner in accordance with the provisions of the DMC.
10. **“Residential Common Areas”** means those parts of the Estate intended for the common use and benefit of all Flats as a whole and not just any particular Flat and which subject to the provisions of the DMC are to be used by each Owner and occupier of any Flat in common with all other Owners and occupiers of the other Flats which said parts include but not limited to:-
 - (a) the Recreational Areas and Facilities;
 - (b) the Loading / Unloading Bays;
 - (c) the Visitors’ Car Parking Spaces;
 - (d) the Bicycle Parking Spaces;
 - (e) part of the Greenery Areas;
 - (f) the planters, the planters/lawns, areas for the installation or use of aerial broadcast distribution or telecommunication network facilities (if any) and the canopies on 1st Floor of the Estate;
 - (g) the external walls of the Residential Development including:
 - (1) the claddings and the architectural fins and features thereon; and
 - (2) the air-conditioner platforms (including the louvers or grilles thereof (if any)) adjacent to the Flats;BUT excluding (i) the glass balustrades or railings of the balconies, utility platforms, flat roofs or specified parts of roofs which form parts of the relevant Flats, (ii) windows of a Flat, (iii) the openable parts of the curtain wall structure of the Residential Development wholly enclosing or fronting the Flat, and (iv) such pieces of glass panels forming part of the curtain wall structure of the Residential Development wholly enclosing or fronting a Flat, all of which shall form parts of the relevant Flat;

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(h) all those areas (including but not limited to the pipe ducts, the canopies, the common flat roofs, flat roofs for common use and the fan rooms in the Residential Development) for the purpose of identification only shown and coloured green on Plan Nos. DMC-01 to DMC-07 (both inclusive) annexed to the DMC, the accuracy of which is certified by or on behalf of the Authorized Person PROVIDED THAT, where appropriate, if any parts specified in Schedule 1 to the Building Management Ordinance (Cap.344) shall also be covered by the provisions hereinbefore provided, such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas.

- 11. "Residential Common Areas and Facilities" means collectively the Residential Common Areas (as defined herein) and the Residential Common Facilities (as defined herein).
- 12. "Residential Common Facilities" means all those facilities in the Estate intended for the common use and benefit of all Flats as a whole and not just any particular Flat and which are subject to the provisions of the DMC to be used by each Owner and occupier of the Flats in common with all other Owners and occupiers of the Flats and includes but not limited to the communal aerial, all signal receivers, all lifts, wires, cables, ducts, pipes, drains, the sports and recreational facilities in the Recreational Areas and Facilities and all mechanical and electrical installations and equipment exclusively for the Residential Development.

B. Number of undivided shares assigned to each residential property in the development

Tower 1			Tower 2		
Floor	Flat	Undivided Shares	Floor	Flat	Undivided Shares
1/F	Flat A	35/15,000	1/F	Flat A	35/15,000
	Flat B	25/15,000		Flat B	25/15,000
	Flat C	34/15,000		Flat C	34/15,000
	Flat D	22/15,000		Flat D	22/15,000
	Flat E	22/15,000		Flat E	22/15,000
	Flat F	25/15,000		Flat F	25/15,000
	Flat G	23/15,000		Flat G	23/15,000
	Flat H	32/15,000		Flat H	30/15,000
	Flat J	17/15,000		Flat J	24/15,000
	Flat K	17/15,000		Flat K	32/15,000
	Flat M	23/15,000	2/F - 27/F	Flat A	35/15,000
2/F - 27/F	Flat A	35/15,000		Flat B	25/15,000
	Flat B	25/15,000		Flat C	34/15,000
	Flat C	34/15,000		Flat D	23/15,000
	Flat D	23/15,000		Flat E	24/15,000
	Flat E	24/15,000		Flat F	25/15,000
	Flat F	25/15,000		Flat G	23/15,000
	Flat G	23/15,000		Flat H	34/15,000
	Flat H	33/15,000		Flat J	26/15,000
	Flat J	18/15,000		Flat K	35/15,000
	Flat K	18/15,000	28/F	Flat A	37/15,000
	Flat M	26/15,000		Flat B	27/15,000
28/F	Flat A	37/15,000		Flat C	36/15,000
	Flat B	27/15,000		Flat D	24/15,000
	Flat C	36/15,000		Flat E	25/15,000
	Flat D	24/15,000		Flat F	25/15,000
	Flat E	25/15,000		Flat G	23/15,000
	Flat F	26/15,000		Flat H	36/15,000
	Flat G	24/15,000		Flat J	28/15,000
	Flat H	35/15,000		Flat K	37/15,000
	Flat J	19/15,000			
	Flat K	19/15,000			
	Flat M	27/15,000			

Note: In the numbering of floors, 4/F, 13/F, 14/F and 24/F are omitted in Towers 1 and 2.

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C. Term of years for which the manager of the development is appointed

The manager for the Development shall be appointed for an initial term of two (2) years from the date of appointment under the DMC and to be continued thereafter until termination of the Manager's appointment 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 of the Flats shall pay in advance on the first day of each calendar month 1/12th of the due proportion of the annual expenditure in accordance with the Residential Management Budget which due proportion shall be the same proportion as the number of Management Units (#) allocated to his Flat bears to the total number of Management Units allocated to all the Flats within the Estate. The number of Management Units allocated to each Flat shall be those specified in the Fourth Schedule to the DMC.

Note (#): The number of Undivided Shares allocated to each of the Flats as shown in Part B above is the same as the number of Management Units allocated to each of the Flats in the Development. However, the total number of Undivided Shares in the whole Development is different from the total number of Management Units in the whole Development. The total number of Undivided Shares of the whole Development is 15,000 and the total number of Management Units of the whole Development is 13,958.

E. Basis on which the management fee deposit is fixed

A sum as security equivalent to three (3) months' management contribution based on the first annual Management Budget and such security amount shall be transferable.

F. The area in the development retained by the vendor for the vendor's own use

Not applicable.

Notes:

1. Unless otherwise defined in this sales brochure, the capitalized terms used in this Summary of Deed of Mutual Covenant shall have the same meaning of such terms in the DMC.
2. 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.



15 批地文件的摘要

SUMMARY OF LAND GRANT



1. 該發展項目興建於元朗市地段第524號（「**該地段**」），該地段根據2016年12月7日的第22425號新批地契（「**批地文件**」）持有。

2. 該地段的批地年期由2016年12月7日起計50年。

3. 保養

批地文件一般條款第(6)條規定：-

「(6) (a) 承授人須於整個租約期內就根據此等條款進行的建築或重建(該詞語指本一般條款(b)款提及的重新開發)：

(i) 按已批准的設計、規劃與高度及任何已批准的建築圖則保養所有建築物，不得對其作出改變或更改；及

(ii) 保養所有已建或今後可能按此等條款或其隨後任何契約修訂本興建的所有建築物，使其保持修葺良好堅固和狀況良好，並在租約期滿或提前終止時以同樣的修葺狀況交回。

(b) 倘若在租約期內任何時候拆卸當時在該地段或其任何部分之上存在的任何建築物，承授人須以相同類型和不少於原有總樓面面積的健全及堅固的建築物或署長批准的類型和價值的建築物作為代替。倘若進行上述拆卸，承授人須在該拆卸的一個曆月內向署長提出申請以取得其同意在該地段進行重新開發的建築工程，並在收到上述同意後的三個曆月內展開所需的重新開發工程及在署長規定的時限內完成，以達至署長滿意程度。」

4. 交還

批地文件特別條款第(1)條規定：-

「(1) (a) 在簽署本協議的同時，承授人須自費將本批地文件附表二所述的舊地段免費交還政府，以在各方面達至署長滿意程度。

(b) 承授人確認舊地段有一份互授契約(以下稱「**互授契約**」)及一份批准契約(以下稱「**批准契約**」)，兩份契約的日期均為2001年10月18日並且在土地註冊處分別以註冊摘要第YL984676號及第YL984677號註冊。

(c) 政府及其受讓人藉批准契約獲授予一個稱為及在土地註冊處註冊為元朗市地段第500號的毗連地段(以下稱「**毗連地段**」)的地役權，可按批准契約指明的方式、期間和用途行經、越過及通過公用道路、公用系統及連接副系統等。

(d) 承授人確認及同意批准契約賦予政府的所有權利及自由歸於政府及繼續歸於政府，並且由政府行使及繼續行使全部該等權利及自由。

(e) 假如因為或鑒於政府行使其獲批准契約賦予的權利及自由而直接或間接造成或引起一切責任、索償、費用、索求、訴訟或其他法律程序，承授人須向政府及其人員作出賠償並確保其免責。

(f) 就此等條款而言，「**公用道路**」、「**公用系統**」及「**連接副系統**」須按批准契約賦予的定義解釋。」

5. 就現有建築物及構築物向政府作出賠償

批地文件特別條款第(2)條規定：-

「(2) 承授人確認舊地段內現存有某些建築物及構築物，並且承諾自費從舊地段清拆該等建築物及構築物。倘承授人因現有建築物及構築物的存在而招致或蒙受任何損害、滋擾或騷擾，政府概不承擔責任或負責。假如因為或鑒於該等建築物及構築物的存在及其後清拆該等建築物及構築物而直接或間接造成或引起一切責任、索償、費用、索求、訴訟或其他法律程序，承授人須向政府作出賠償並確保其免責。」

6. 紫色區域的通行權

批地文件特別條款第(5)條規定：-

「(5) (a) 承授人及其真正賓客、訪客、獲邀人士、僕人、工人及獲承授人授權的人等可以不時及隨時為適當使用及享用該地段的所有合法目的，往返、經過、越過及通過本批地文件所夾附圖則！特別以紫色顯示的現有道路(以下稱「**紫色區域**」)，不論是否攜帶工具、設備、機器、建築材料或駕駛車輛。

(b) 承授人不得就包含紫色區域的現有道路或其任何部分的任何改動或重新定線向政府或其人員索償。

(c) 倘若承授人或其真正賓客、訪客、獲邀人士、僕人、工人及獲承授人授權的人等基於任何原因未能使用紫色區域或其任何部分，承授人不得向政府索償，而且政府毋須對此支付任何補償。

(d) 為免生疑問，承授人不享有紫色區域的專有使用權。政府有權按署長認為適當的任何目的使用紫色區域的全部或任何部分而毋須向承授人支付任何補償。承授人不得作出或容許或允許作出任何可能妨礙、阻礙或干擾通行紫色區域的事宜。

(e) 假如因為或鑒於紫色區域的使用而直接或間接造成或引起一切責任、索償、費用、索求、訴訟或其他法律程序，承授人須向政府及其人員作出賠償並確保其免責。」

7. 通過毗連地段輸送公用設施及排污

批地文件特別條款第(6)條規定：-

「(6) (a) 承授人可通過公用系統及有關的連接副系統，取得向該地段供應及輸送的公用設施，包括但不限於清水、沖廁水、消防用水、電力、煤氣、電話和通訊裝置，以及從該地段將雨水及已處理或未經處理的排出物及污水通過毗連地段排放。

(b) 承授人可於合理時候進入毗連地段，以視察、運作、清潔、維修及保養該地段的公用系統及有關的連接副系統，以及向該地段供應公用設施及由該地段排放雨水及已處理或未經處理的排出物及污水所須的儀器及設備，但須盡可能將損壞減少及修復所有損壞。

(c) 如情況需要，承授人可於合理時候為了本特別條款(a)及(b)款所需之任何目的而非任何其他目的進入毗連地段及開闢毗連地段其中之部分，但不得對毗連地段造成任何不必要的損壞，且每當開闢後須盡可能將路面修復。

(d) 政府及其人員概毋須就彼等任何一方行使其在本特別條款(a)、(b)及(c)款賦予的權利或處理附帶於此等權利之事宜而令承授人或任何人士招致或蒙受的任何損失、損害、滋擾或騷擾承擔責任，而且承授人不得就任何該等損失、損害、滋擾或騷擾向其任何一方索取補償。

(e) 假如因為或鑒於承授人就本特別條款(a)、(b)及(c)款作出或遺漏作出任何事宜而直接或間接造成或引起一切責任、索償、費用、索求、訴訟或其他法律程序，承授人須向政府及其人員作出賠償並確保其免責。」

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8. 符合互授契約

批地文件特別條款第(7)條規定：-

「(7) 承授人須遵守及符合互授契約第9(b)、12、13(b)及14條，以在各方面達至署長滿意程度。」

備注：

有關互授契約的摘要，請參閱本售樓說明書「有關資料」一節的第5段。

9. 黃色區域的構建

批地文件特別條款第(8)條規定：-

「(8) (a) 承授人須：

- (i) 於2021年12月31日或之前(或署長批准的其他延長期限)自費按署長批准的方式、材料、標準、水平高度、定線及設計，在全面令署長滿意下，於本批地文件所夾附圖則I以黃色顯示的區域(以下稱「**黃色區域**」)進行鋪設、構建、鋪路面及開水道，並在該區域提供及建造行人徑及進行署長單獨酌情要求的其他工程及安裝其他構築物(以下稱「**黃色區域構築物**」)，讓車輛和行人可往來黃色區域；及
- (ii) 自費保養黃色區域連同在該等區域提供、建造及安裝的黃色區域構築物，使其保持修葺良好堅固和狀況良好，以在各方面達至署長滿意程度，直至按照批地文件特別條款第(9)條交還黃色區域的管有權給政府為止。
- (b) 倘若承授人未能在訂明的期限內履行其在本特別條款(a)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。
- (c) 政府毋須因承授人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)款的權利或其他原因所引起或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔責任，而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。」

10. 黃色區域的使用限制

批地文件特別條款第(10)條規定：-

「(10) 未經署長事先書面同意，承授人不得將黃色區域用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(8)條指明的工程以外的任何其他用途。」

11. 進入黃色區域視察

批地文件特別條款第(11)條規定：-

「(11) (a) 承授人須於管有黃色區域的所有合理時候：-

- (i) 准許政府、署長及其人員、承辦商及代理和獲其授權的任何人等有權通行、進出、往返及行經該地段及黃色區域，以便視察、檢查及監督遵照本批地文件特別條款第(8)(a)條規定進行的任何工程，以及進行、視察、檢查及監督本批地文件特別條款第(8)(b)條規定的工程及署長認為於黃色區域必要的任何其他工程；

- (ii) 在政府或獲其授權的相關公用事業公司要求時，准許其有權通行、進出、往返及行經該地段及黃色區域，以便在黃色區域或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或相鄰土地或場所提供電話、電力、煤氣(如有)及其他服務設施所需的其他傳導媒介及附帶設備。承授人須就以上在黃色區域內進行的任何工程所有相關事宜，與政府及獲其正式授權的相關公用事業公司充分合作；及

- (iii) 在水務監督的人員及彼等授權的其他人等要求時，准許其有權通行、進出、往返及行經該地段及黃色區域，以便在黃色區域內進行任何有關任何其他水務設施的運作、保養、維修、更換及改動工程。

- (b) 政府、署長及其人員、承辦商及代理和根據本特別條款(a)款獲正式授權的任何人等或公用事業公司概毋須就彼等任何一方行使其權利或處理附帶於此等權利之事宜而令承授人或任何人士招致或蒙受的任何損失、損害、滋擾或騷擾承擔責任。」

12. 建築契諾

批地文件特別條款第(12)條規定：-

「(12) 承授人須在各方面符合批地文件的條款及香港現時或任何時候生效的所有與建築、衛生及規劃有關的條例、附例及規例發展該地段及在其上興建一或多座建築物，並於2021年12月31日或之前建成及適宜佔用。」

13. 用途限制

批地文件特別條款第(13)條規定：-

「(13) 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或其任何部分不得作私人住宅用途以外的任何其他用途。」

14. 康樂設施

批地文件特別條款第(16)條規定：-

「(16) (a) 承授人可於該地段內興建、建造及提供經署長書面批准的康樂設施及其附帶設施(以下稱「**該等設施**」)。該等設施的種類、大小、設計、高度及規劃亦須事先取得署長書面批准。

(b) ……

(c) 倘若該等設施的任何部分根據本特別條款第(b)款獲豁免計入總樓面面積及上蓋面積之內(以下稱「**獲豁免設施**」)：

- (i) 獲豁免設施須被指定為並構成批地文件特別條款第(24)(a)(vi)條所指的公用地方之一部分；
- (ii) 承授人須自費保養獲豁免設施，使其保持修葺良好堅固和狀況良好，並運作獲豁免設施，以達致署長滿意程度；及
- (iii) 獲豁免設施只可以供該地段上已建或擬建的一或多幢住宅大廈的住客及其真正訪客使用，任何其他人士不得使用。」

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15. 保育樹木

批地文件特別條款第(17)條規定：-

「(17) 未經署長事先書面同意，不得移走或干擾在該地段或毗連地方種植的樹木。署長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款。」

16. 園景美化

批地文件特別條款第(18)條規定：-

「(18) (a) 承授人須自費在該地段及基座平台(如有)任何沒有建造的部分進行園景美化及種植樹木和灌木，及其後保養及保持園景美化工程，使其維持於安全、清潔、整齊、井然及健康的狀況，以達致署長在各方面滿意程度。」

17. 看守員及管理員的辦公設施

批地文件特別條款第(19)條規定：-

「(19) (a) 可在該地段內提供看守員或管理員或兩者的辦公設施，但須受下列條款規限：

- (i) 署長認為該等設施對於該地段上已建或擬建的一或多座建築物的安全、保安及良好管理是必要的；
- (ii) 該等設施不得用作該地段全職及有必要聘請的看守員或管理員或兩者的辦公設施以外的任何用途；及
- (iii) 任何該等設施的位置須事先經署長書面批准。

(b) ……

(c) 根據本特別條款(a)款在該地段內提供的辦公設施須被指定為並構成批地文件特別條款第(24)(a)(vi)條所指的公用地方之一部分。」

18. 看守員及管理員的宿舍

批地文件特別條款第(20)條規定：-

「(20) (a) 可在該地段內提供看守員或管理員或兩者的宿舍，但須受下列條款規限：

- (i) 該等宿舍須位於該地段上已建的其一座住宅大廈或署長書面批准的其他位置；及
- (ii) 該等宿舍不得用作該地段全職及有必要聘請的看守員或管理員或兩者的宿舍以外的任何用途。

(b) ……

(c) 根據本特別條款(a)款在該地段內提供的看守員或管理員宿舍須被指定為並構成批地文件特別條款第(24)(a)(vi)條所指的公用地方之一部分。」

19. 業主立案法團或業主委員會的辦事處

批地文件特別條款第(21)條規定：-

「(21) (a) 可在該地段內提供一個辦事處供業主立案法團或業主委員會使用，但是：

- (i) 該辦事處不得用作就該地段及其上已建或擬建的建築物所成立或擬成立的業主立案法團或業主委員會開會及行政工作以外的任何用途；及
- (ii) 該辦事處的位置須事先經署長書面批准。

(b) ……

(c) 根據本特別條款(a)款在該地段內提供的辦事處須被指定為並構成批地文件特別條款第(24)(a)(vi)條所指的公用地方之一部分。」

20. 公共契約及管理協議（「公契」）（如有）

批地文件特別條款第 (24) 條規定：-

「(24) (a) (v) 公契必須包含條文規定承授人遵守及符合互授契約第9(b)、12、13(b)及14條；」

21. 行車通道

批地文件特別條款第(28)條規定：-

「(28) 承授人無權駕駛車輛進出該地段，除非經批地文件附錄的圖則I上顯示和標記的X點及Y點(經Z點)或署長書面批准的其他點之間進出。當該地段進行開發或重新開發時，建築工程的車輛獲准使用署長規定位置的臨時通道進入該地段，但須受署長所訂的條件規限。完成開發或重新開發後，承授人須自費在署長指明的時限內將建造臨時通道的範圍恢復原狀，以達至署長在各方面滿意程度。」

22. 住宅車位

批地文件特別條款第(29)條規定：-

「(29) (a) (i) 該地段內須按以下比率提供車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段上已建或擬建的一或多座建築物的住宅單位的住客及其真正賓客、訪客或獲邀人士的車輛(以下稱「住宅車位」)，以達至署長滿意程度，住宅車位的比率須按以下列表列明該地段已建或擬建住宅單位的分別面積計算提供，除非署長同意採用有別於以下列表的住宅車位比率或數目：

每個住宅單位的大小	提供住宅車位的數目
少於40平方米	每10個住宅單位或其部分設置一個車位
不少於40平方米但少於70平方米	每6個住宅單位或其部分設置一個車位
不少於70平方米但少於100平方米	每2.4個住宅單位或其部分設置一個車位
不少於100平方米但少於160平方米	每1.2個住宅單位或其部分設置一個車位
不少於160平方米	每0.667個住宅單位或其部分設置一個車位

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- (ii) ……
- (iii) 須按以下比率或署長批准的其他比率提供額外車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段上已建或擬建的一或多座建築物的住客的真正賓客、訪客或獲邀人士的車輛：
 - (I) 該地段上已建或擬建的每一幢包括超過75個住宅單位的大廈(以下稱「**一幢超過75個住宅單位的大廈**」)，設置5個車位；及
 - (II) 該地段上已建或擬建的每一幢住宅單位的大廈(不包括任何一幢超過75個住宅單位的大廈)提供每15個住宅單位或其部分，設置一個車位。
- (iv) 根據本特別條款(a)(i)款(可根據批地文件特別條款第(31)條更改)及(a)(iii)款提供的車位不得用作上述條款分別規定的用途以外的任何其他用途，尤其不得作儲放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。
- (b) (i) 根據本特別條款(a)(i)款(可根據批地文件特別條款第(31)條更改)及(a)(iii)款提供的車位，承授人須在其中保留和指定按照建築事務監督要求及批准的車位數目，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例定義的傷殘人士的車輛(如此保留和指定的車位以下稱「**傷殘人士車位**」)，惟在根據本特別條款(a)(iii)款提供的車位之中最少須如此保留和指定一個車位，且承授人不得將根據本特別條款(a)(iii)款提供的所有車位指定或保留作為傷殘人士車位。
- (ii) 傷殘人士車位除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例定義的傷殘人士，並且屬於該地段上已建或擬建的一或多座建築物的住客及其真正賓客、訪客或獲邀人士的車輛外，不得用作任何其他用途，尤其不得作儲放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。
- (c) (i) 除非署長同意採用其他比率，須在該地段內按本特別條款(a)(i)款(可根據批地文件特別條款第(31)條更改)要求提供的車位數目的百分之十(10%)的比率提供車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段上已建或擬建的一或多座建築物的住客及其真正賓客、訪客或獲邀人士的電單車(以下稱「**電單車車位**」)，以達至署長滿意程度，但如果提供的車位數目是一個有小數點的數字，則須向上進位至下一個整數。
- (ii) 電單車車位(可根據批地文件特別條款第(31)條更改)不得用作本特別條款(c)(i)款指明的用途以外的任何其他用途，尤其不得作儲放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。
- (d) 該地段內須按每15個住宅單位或其部分(每個住宅單位的面積少於70平方米)設置一個車位的比率或署長批准的其他比率，提供單車車位，以供停泊屬於該地段上已建或擬建的一或多座建築物的住客及其真正賓客、訪客或獲邀人士的單車，以達至署長滿意程度。就本特別條款而言，一個住宅單位的面積具有本批地文件特別條款第(29)(a)(ii)條之下「**每個住宅單位的大小**」一詞的含義及按該詞的相同方式計算。
- (e) ……」

23. 上落客貨

批地文件特別條款第(30)條規定：-

- 「(30) (a) 須在該地段內按在該地段上已建或擬建的一或多座建築物的每800個住宅單位或其部分設置一個車位的比率或按署長批准的其他比率提供上落客貨車位，以達至署長滿意程度，但最少須就該地段上已建或擬建的每幢住宅單位大廈提供一個上落客貨車位，而該上落客貨車位須位於每幢住宅單位大廈毗連或之內。
- (b) 根據本特別條款(a)款提供的每一車位(可根據批地文件特別條款第(31)條更改)的尺寸為3.5米闊，11.0米長，淨空高度最少4.7米。該等車位除用作在該款提述的建築物有關的貨車上落客貨外，不得用作任何其他用途。」

24. 限制住宅車位及電單車車位的讓與

批地文件特別條款第(33)條規定：-

- 「(33) (a) 即使已遵守及符合批地文件的條款以達至署長滿意程度，住宅車位及電單車車位不得：
 - (i) 轉讓，除非：
 - (I) 連同賦予專有權使用及管有該地段上已建或擬建的一或多座建築物的一或多個住宅單位之不分割份數一併轉讓；或
 - (II) 承讓的人士現時已擁有具專有權使用及管有該地段上已建或擬建的一或多座建築物的一或多個住宅單位之不分割份數；或
 - (ii) 分租(除非分租予該地段上已建或擬建的一或多座建築物的住宅單位的住客)。但該地段上已建或擬建的一或多座建築物的任何一個住宅單位之業主或住客，在任何情況下不得承讓或承租合共多於三個住宅車位及電單車車位。
- (b) 即使本特別條款(a)款有任何規定，承授人可以在取得署長事先書面同意下，將所有住宅車位和電單車車位整體轉讓，但只可轉讓給承授人全資擁有的附屬公司。
- (c) 本特別條款(a)款的規定不適用於該地段的整體轉讓、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。」

25. 公用地方

批地文件特別條款第 (34) 條規定：-

- 「(34) 根據批地文件特別條款第(29)(a)(iii)條在該地段內提供的車位、傷殘人士車位及根據批地文件特別條款第(29)(d)及(30)(a)條(可根據批地文件特別條款第(31)條更改)提供的車位須被指定為並構成公用地方之一部分。」

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26. 削土

批地文件特別條款第 (37) 條規定：-

- 「(37) (a) 如果該地段或任何政府土地內現時或以往曾經為或因應該地段或其任何部分的構建、平整或發展或承授人按此等條款需進行的任何其他工程，或為了任何其他目的而進行任何削土、移土或土地後移或堆積或堆填工程，或任何類型的斜坡整理工程，不論有否經署長事先書面同意，承授人須自費進行及建造該等斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或現時或其後任何時候成為必要的其他工程，藉以保護及支撐該地段及任何毗連或毗鄰政府土地或租用土地內的土地，避免及防止今後發生任何泥土剝落、山泥傾瀉或土地下陷。承授人須在批地文件約定的批租期內自費保養該土地、斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或其他工程，使其保持修葺良好堅固及狀況良好，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此等條款下的權利，尤其是批地文件特別條款第 (36) 條下的權利。
- (c) 倘若承授人進行任何構建、平整、發展工程或任何其他工程或基於任何其他原因而在任何時候引致或引起任何泥土剝落、山泥傾瀉或土地下陷，不論是發生在或來自該地段或任何毗連或毗鄰的政府或租用土地的土地，承授人均須自費將其恢復原狀及修復以達至署長滿意程度，並且須就因此或由此而將會或可能提出、蒙受或招致的一切費用、收費、損害賠償、要求及申索，向政府、其代理及承辦商作出彌償並確保他們免責。
- (d) 除批地文件中規定在違反任何此等條款時所享有的任何其他權利或補救辦法外，署長有權發出書面通知要求承授人進行、建造及保養上述的土地、斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或其他工程，或將任何泥土剝落、山泥傾瀉或土地下陷恢復原狀及修復。如果承授人在通知指明的期限內忽略或沒有遵從該通知以達至署長滿意程度，署長可立即執行和進行任何必要的工程，而承授人須應要求向政府償付有關的費用，連同任何行政與專業費用及收費。」

27. 不允許壓碎岩石

批地文件特別條款第 (38) 條規定：-

- 「(38) 未經署長事先書面批准，不得於該地段允許使用壓碎岩石機械。」

28. 保養地樁

批地文件特別條款第(39)條規定：-

- 「(39) 如果在發展或重建該地段或其任何部分時已安裝預應力地樁，承授人須在預應力地樁的整個服務期限內自費定期保養與監察預應力地樁，以達至署長滿意程度，並在署長不時絕對酌情要求時向署長提交所有該等監察工程的報告和資料。如果承授人忽略或未能進行要求的監察工程，署長可立即執行與進行該等監察工程，而承授人須應要求付還其開支給政府。」

29. 廢石方或瓦礫

批地文件特別條款第(40)條規定：-

- 「(40) (a) 倘若來自該地段或受該地段任何發展項目影響的其他地方的泥土、廢石方、瓦礫、建築廢料或建築材料(以下稱「**廢物**」)被侵蝕、沖刷或傾倒到公共小巷或道路或排入道路暗渠、前灘或海床、污水渠、暴雨水渠或明渠或其他政府物業(以下稱「**政府物業**」)，承授人須自費清理該等廢物並且對政府物業所造成的任何損壞進行修復。承授人須對上述的侵蝕、沖刷或傾倒而造成私人物業的任何損壞或滋擾所產生的一切訴訟、索償及要求向政府作出彌償。
- (b) 即使本特別條款(a)款有所規定，署長可以(但無義務)應承授人的要求在政府物業清理廢物並對政府物業所造成的任何損壞進行修復，而承授人須應要求向政府支付有關的費用。」

30. 附表所列區域

批地文件特別條款第(41)條規定：-

- 「(41) 承授人特此確認該地段的地層可能有含溶洞大理石，並接受在開發或重新開發該地段時將須進行廣泛的岩土勘察。承授人還接受該勘察可能顯示需要一個有經驗的岩土工程師在負責設計和監管在該地段進行所要求的工程方面有高層次的參與。承授人特此確認進行任何岩土勘察、設計、工程、建築、監管或任何其他事宜所產生的一切費用、收費或其他開支由承授人完全負責。承授人還確認政府毋須對該等費用、收費或其他開支承擔任何責任。」

31. 對服務設施的損壞

批地文件特別條款第(42)條規定：-

- 「(42) 承授人須於所有時候，特別是在進行建築、保養、翻新或維修工程(以下稱「**工程**」)時，採取或促使他人採取一切適當及充分的小心、技巧及預防措施，避免對該地段、紫色區域、黃色區域或其任何部分之上、上面、之下或毗連的任何政府或其他現有的排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置(以下統稱「**服務設施**」)造成任何損壞、干擾或阻礙。承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施各方面的建議書供其審批，且必須在取得署長對工程及上述建議書作出的書面批准後，才能進行該等工程。承授人須遵從及自費履行署長在審批時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。承授人須自費維修、修復及復原任何因工程對該地段、紫色區域、黃色區域或其任何部分或任何服務設施以任何方式引起的任何損壞、干擾或阻礙(除非署長另作選擇，否則明渠、污水渠、暴雨水渠或總水管須由署長進行修復，而承授人須應要求向政府支付該等工程的費用)，以達至署長在各方面滿意程度。如果承授人未能對該地段、紫色區域、黃色區域或其任何部分或任何服務設施進行該等必要的改道、重鋪、維修、修復及恢復原狀工程，以達至署長滿意程度，署長可進行其認為必要的任何該等改道、重鋪、維修、修復或恢復原狀工程，而承授人須應要求向政府支付該等工程的費用。」

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32. 無沖廁用的鹹水供應

批地文件特別條款第(43)條規定：-

「(43) 茲會同意使用臨時食水總水管作沖廁之用，但承授人須安裝適用於鹹水的水管並在日後有鹹水供應時使用鹹水。」

33. 建造排水渠及渠道和接駁排水渠及污水管

批地文件特別條款第(44)條規定：-

- 「(44) (a) 當署長認為必要時，承授人須自費建造及保養排水渠及渠道(不論在該地段邊界內或政府土地上)，以便截斷及引導流入該地段的所有暴雨或雨水到最接近的河道、集水井、渠道或政府暴雨水渠以達致署長滿意程度。承授人須單獨負責並且須就因該暴雨或雨水造成的任何損害或滋擾而引起的一切訴訟、申索和索求，向政府及其人員作出彌償並確保他們免責，以達致署長滿意程度。
- (b) 連接該地段的任何排水渠和污水渠至政府的暴雨水渠及污水渠(當已鋪設及啓用)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承授人負責。承授人須應要求向政府支付上述連接工程的費用。該等連接工程亦可由承授人自費進行，以達致署長滿意程度。在此情況下，上述連接工程的任何一段若在政府土地內建造，必須由承授人自費保養，且承授人須應要求移交給政府，由政府自費負責日後的保養。承授人須應要求向政府支付有關上述連接工程的技術審查的費用。如承授人未能保養在政府土地內建造的上述連接工程的任何一段，署長可進行其認為必要的保養工程，承授人須應要求向政府支付上述工程的費用。」

34. 不允許墳墓或骨灰龕

批地文件特別條款第(47)條規定：-

「(47) 不得於該地段興建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。」

備註：

1. 附於「批地文件」的圖則於「公共設施及公眾休憩用地的資料」部分內複製。
2. 詳情請參考「批地文件」。「批地文件」全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。

1. The Development is constructed on Yuen Long Town Lot No. 524 (the **“Lot”**), which is held under New Grant No.22425 (the **“Land Grant”**) dated 7 December 2016.

2. The Lot is granted for a term of 50 years commencing from 7 December 2016.

3. Maintenance

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

- “(6) (a) The Grantee shall throughout the tenancy having built or rebuilt (which word refers to redevelopment as contemplated in sub-clause (b) of this General Condition) in accordance with these Conditions:
- (i) maintain all buildings in accordance with the approved design, disposition and height and any approved building plans without variation or modification thereto; and
 - (ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.
- (b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof the Grantee shall replace the same either by sound and substantial building or buildings of the same type and of no less gross floor area or by building or buildings of such type and value as shall be approved by the Director. In the event of demolition as aforesaid the Grantee shall within one calendar month of such demolition apply to the Director for consent to carry out building works for the redevelopment of the lot and upon receiving such consent shall within three calendar months thereof commence the necessary works of redevelopment and shall complete the same to the satisfaction of and within such time limit as is laid down by the Director.”

4. Surrender

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

- “(1) (a) The Grantee shall at his own expense surrender to the Government free of cost the old lots described in the Second Schedule hereto to the satisfaction of the Director contemporaneously with the execution of this Agreement.
- (b) The Grantee acknowledges that there are a Deed of Mutual Grant (hereinafter referred to as **“the Deed of Mutual Grant”**) and a Deed of Grant (hereinafter referred to as **“the Deed of Grant”**) both dated the 18th day of October 2001 and registered in the Land Registry by Memorial Nos. YL984676 and YL984677 respectively against the old lots.
- (c) By the Deed of Grant, easements are granted in favour of the Government and its assigns over the adjoining lot known and registered in the Land Registry as Yuen Long Town Lot No. 500 (hereinafter referred to as **“the Adjoining Lot”**) on, along, over, by and through, inter alia, the Common Road, the Common System and the Connecting Sub-System in the manner for the duration and purposes as therein specified.
- (d) The Grantee acknowledges and agrees that all the rights and liberties conferred on the Government by the Deed of Grant shall be accrued and continue to be accrued to the Government and all such rights and liberties of the Government shall be and continue to be exercised by the Government.
- (e) The Grantee hereby indemnifies and shall keep indemnified the Government and its officers 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 exercise of the rights and liberties conferred on the Government by the Deed of Grant.
- (f) For the purpose of these Conditions, the **“Common Road”**, the **“Common System”** and the **“Connecting Sub-System”** shall be as defined in the Deed of Grant.”

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5. Indemnify Government against existing buildings and structures

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

“(2) The Grantee acknowledges that there are some buildings and structures existing on the old lots and undertakes to remove at his own expense the said buildings and structures from the old lots. The Government will accept no responsibility or liability for any damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the presence of the said buildings and structures and the Grantee shall indemnify and keep indemnified the Government 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 presence and subsequent removal of the said buildings and structures.”

6. Right-of-way over the Purple Area

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

- “(5) (a) The Grantee and his bona fide guests, visitors, invitees, servants, workmen and persons authorized by the Grantee may pass or repass, on, along, over, by and through the existing roads as are more specifically shown coloured purple on PLAN I annexed hereto (hereinafter referred to as **“the Purple Area”**), whether with or without tools, equipment, machinery, building materials or motor vehicles from time to time and at all times and for all lawful purposes connected with the proper use and enjoyment of the lot.
- (b) The Grantee shall have no claim against the Government or its officers in connection with any alteration or re-alignment of the existing roads or any part thereof comprising the Purple Area.
- (c) In the event that the Grantee or his bona fide guests, visitors, invitees, servants, workmen and persons authorized by the Grantee shall for any reason be unable to use the Purple Area or any part thereof, the Grantee shall have no claim whatsoever against the Government and no compensation whatsoever will be payable in respect thereof.
- (d) For the avoidance of doubt, the Grantee shall not have the exclusive right over the Purple Area. The Government shall have the right to use the whole or any portion of the Purple Area for any purposes as the Director may deem fit without payment of any compensation to the Grantee. The Grantee shall not do or suffer or permit to be done anything that may impede, obstruct or interfere with the access through the Purple Area.
- (e) The Grantee hereby indemnifies and shall keep indemnified the Government and its officers 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 use of the Purple Area.”

7. Conveyance of utilities and sewage through the Adjoining Lot

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

- “(6) (a) The Grantee may obtain and convey supply of utilities including but not limited to fresh water, flushing water, water for fire fighting purposes, electricity, gas, telephone and telecommunication installations to the lot and discharge rainwater and treated or untreated effluent and sewage from the lot across or through the Adjoining Lot by the Common System and the relevant Connecting Sub-System.
- (b) The Grantee may enter upon the Adjoining Lot at reasonable times for the purpose of inspecting, operating, cleansing, repairing and maintaining the Common System and the relevant Connecting Sub-System for the lot and the apparatus and equipment required for the supply of utilities to the lot and discharge of rainwater and treated or untreated effluent and sewage from the lot doing thereby as little damage as possible and making good all damage done.

- (c) The Grantee may enter into the Adjoining Lot at reasonable times and open up such part or parts of the Adjoining Lot as may be necessary for any of the purposes described in sub clauses (a) and (b) of this Special Condition as occasion may require but not for any other purpose whatsoever doing no unnecessary damage to the Adjoining Lot and restoring the surface whenever open as soon as practicable.
- (d) The Government and its officers shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights conferred under sub-clauses (a), (b) and (c) of this Special Condition, and no claim for compensation or otherwise shall be made against any of them by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (e) The Grantee hereby indemnifies and shall keep indemnified the Government and its officers from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee in connection with sub-clauses (a), (b) and (c) of this Special Condition.”

8. Compliance with the Deed of Mutual Grant

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

“(7) The Grantee shall observe and comply with Clauses 9(b), 12, 13(b) and 14 of the Deed of Mutual Grant in all respects to the satisfaction of the Director.”

Remark:

Please refer to paragraph 5 of the “Relevant Information” section of this sales brochure for a summary of the Deed of Mutual Grant.

9. Formation of the Yellow Area

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

- “(8) (a) The Grantee shall:
- (i) on or before the 31st day of December, 2021 (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 lay, form, surface and drain the area shown coloured yellow on PLAN I annexed hereto (hereinafter referred to as **“the Yellow Area”**) and provide and construct footpaths thereon and carry out such other works thereon and install such other structures as the Director in his sole discretion may require (hereinafter referred to as **“the Yellow Area Structures”**) so that pedestrian traffic may be carried on the Yellow Area; and
- (ii) maintain at his own expense the Yellow Area together with the Yellow Area Structures provided, constructed and installed thereon or therein in good and substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with Special Condition No. (9) hereof.
- (b) In the event of the non-fulfilment of the Grantee’s obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

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- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance."

10. Restriction on use of the Yellow Area

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

- "(10) The Grantee shall not without the prior written consent of the Director use the Yellow Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (8) hereof."

11. Access to the Yellow Area for inspection

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

- "(11) (a) The Grantee shall at all reasonable times while he is in possession of the Yellow Area:-
- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (8)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (8)(b) hereof and any other works which the Director may consider necessary in the Yellow Area;
 - (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Yellow Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area; and
 - (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Yellow Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Area.
- (b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition."

12. Building covenant

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

- "(12) The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of December, 2021."

13. User

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

- "(13) The lot or any part thereof or any building or part of any building erected or to be erected thereon shall not be used for any purpose other than for private residential purposes."

14. Recreational facilities

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

- "(16) (a) The Grantee 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)
- (c) In the event that any part of the Facilities is exempted from the gross floor area and the site coverage 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. (24)(a)(vi) hereof;
 - (ii) the Grantee 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."

15. Preservation of trees

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

- "(17) 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."

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16. Landscaping

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

“(18) The Grantee shall at his own expense landscape and plant with trees and shrubs any portion of the lot and podium (if any) not built upon and thereafter maintain and keep the same in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.”

17. Office accommodation for watchmen and caretakers

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

- “(19) (a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
- (i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot;
 - (ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and
 - (iii) the location of any such accommodation shall first be approved in writing by the Director.
- (b)
- (c) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (24)(a)(vi) hereof.”

18. Quarters for watchmen and caretakers

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

- “(20) (a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:
- (i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director; and
 - (ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.
- (b)
- (c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (24)(a)(vi) hereof.”

19. Owners’ Corporation or Owners’ Committee office

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

- “(21) (a) One office for the use of the Owners’ Corporation or the Owners’ Committee may be provided within the lot provided that:
- (i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners’ Corporation or Owners’ Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and
 - (ii) the location of any such office shall first be approved in writing by the Director.
- (b)

- (c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (24)(a)(vi) hereof.”

20. Deed of Mutual Covenant incorporating Management Agreement (the “DMC”) (if any)

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

- “(24) (a) (v) The DMC must incorporate provisions requiring the Grantee to observe and comply with Clauses 9(b), 12, 13(b) and 14 of the Deed of Mutual Grant;”

21. Vehicular access

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

- “(28) The Grantee shall have no right of ingress or egress to or from the lot for the passage of motor vehicles except between the points X and Y through Z shown and marked on PLAN I annexed hereto or at such other points as may be approved in writing by the Director. Upon development or redevelopment of the lot, a temporary access for construction vehicles into the lot may be permitted in such position and subject to such conditions as may be imposed by the Director. Upon completion of the development or redevelopment, the Grantee shall at his own expense within the time limit specified by the Director and in all respects to the satisfaction of the Director, reinstate the area or areas upon which the temporary access was constructed.”

22. Residential Parking Spaces

Special Condition No. (29) of the Land Grant stipulates that:-

- “(29) (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 residential units in the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as “the Residential Parking Spaces”) at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the lot as set out in the table below unless the Director consents to a rate or to a number of the Residential Parking Spaces different from those set out in the table below:

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 10 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 6 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 2.4 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.2 residential units or part thereof
Not less than 160 square metres	One space for every 0.667 residential unit or part thereof

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- (ii)
- (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 erected or to be erected on the lot shall be provided at the following rates or at such other rates as may be approved by the Director:
 - (I) 5 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 or part thereof in a block of residential units (other than any block of more than 75 residential units) erected or to be erected on the lot.
- (iv) The spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (31) hereof) and (a)(iii) of this Special Condition 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) Out of the spaces provided under sub-clauses (a)(i) (as may be varied under Special Condition No. (31) hereof) and (a)(iii) of this Special Condition, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as **“the Parking Spaces for the Disabled Persons”**) as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition and that the Grantee shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this Special Condition 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 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.
- (c) (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, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as **“the Motor Cycle Parking Spaces”**) at the rate of 10 percent of the number of spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No. (31) hereof) unless the Director consents to another rate provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.
- (ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (31) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

- (d) 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 erected or to be erected on the lot and their bona fide guests, visitors or invitees at the rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres or at such other rates as may be approved by the Director. For the purpose of this Special Condition, the size of a residential unit shall have the same meaning and be calculated in the same manner as the term **“size of each residential unit”** under the provisions of Special Condition No. (29)(a)(ii) hereof.
- (e)

23. Loading and unloading requirements

Special Condition No. (30) of the Land Grant stipulates that:-

- “(30) (a) Spaces shall be provided within the lot to the satisfaction of the Director for the loading and unloading of goods vehicles at a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot 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.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (31) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings referred to therein.”

24. Restriction on alienation of the Residential Parking Spaces and the Motor Cycle Parking Spaces

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

- “(33) (a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the 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 erected or to be erected on the lot; or
 - (II) to a person who is already the owner of undivided shares in the lot with the right of exclusive use and possession of a residential unit or units in the building or buildings erected or to be erected on the lot; or
 - (ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

Provided that in any event not more than three in number of the total of the Residential Parking Spaces and the 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 erected or to be erected on the lot.

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

25. Common Areas

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

- “(34) The spaces provided within the lot in accordance with Special Condition No. (29)(a)(iii) hereof, the Parking Spaces for the Disabled Persons, and the spaces provided within the lot in accordance with Special Conditions Nos. (29)(d) and (30)(a) (as may be varied under Special Condition No. (31) hereof) hereof shall be designated as and form part of the Common Areas.”

26. Cutting away

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

- “(37) (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby 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. (36) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, its agents and contractors from and against all costs, charges, damages, demands and claims whatsoever which shall or may be made, suffered or incurred through or by reason of such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.”

27. No rock crushing

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

- “(38) No rock crushing plant shall be permitted on the lot without the prior written approval of the Director.”

28. Anchor maintenance

Special Condition No. (39) of the Land Grant stipulates that:-

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

29. Spoil or debris

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

- “(40) (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter referred to as **“the waste”**) from the lot, or from other areas affected by any development of the lot being eroded, washed down or dumped onto public lanes or roads or into or onto road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as **“the Government properties”**), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.”

30. Scheduled area

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

- “(41) The Grantee hereby acknowledges that the lot may be underlain by cavernous marble and accepts that upon any development or redevelopment of the lot extensive geotechnical investigations will be required. The Grantee further accepts that such investigations may reveal the need for a high level of involvement of an experienced geotechnical engineer both in the design and in the supervision of geotechnical aspects of the works required to be carried out on the lot. The Grantee hereby acknowledges that all costs, charges, fees or other expenses whatsoever arising out of any geotechnical investigations, design works, construction, supervision or any other matters whatsoever will be entirely his own responsibility and the Grantee further acknowledges that Government shall be under no liability whatsoever in respect of such costs, charges, fees or other expenses.”

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31. Damage to Services

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

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

32. No salt water supply for flushing

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

“(43) Consent to use temporary mains fresh water for flushing will be given, provided that the Grantee will be required to install plumbing suitable for the use of salt water and to accept salt water supply if available in future.”

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

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

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

(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 Grantee for any loss or damage thereby occasioned and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works. The Director may, upon failure of the Grantee to maintain any section of the said connection works which is constructed within Government land, carry out such maintenance works as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.”

34. No grave or columbarium permitted

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

“(47) 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 plan annexed to the Land Grant is reproduced under the “Information on Public Facilities and Public Open Space” section.
2. For full details, please refer to the Land Grant. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

16 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

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
黃色區域及黃色區域構築物（2016年12月7日的第22425號新批地契（「**批地文件**」）特別條款第(8)(a)(i)條所指的）
2. 公眾有權按照批地文件使用第1段所述的設施。

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
黃色區域及黃色區域構築物（批地文件特別條款第(8)(a)(i) 條所指的）
2. 公眾有權按照批地文件使用第1段所述的設施。
3. 該等設施按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。
4. 該發展項目中的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任何休憩用地

不適用。

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

不適用。

E. 顯示土地中的該等部分的位置的圖則

請參閱本節結尾部分的圖則。

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. 黃色區域的構建
批地文件特別條款第(8)條規定：-
「(8) (a) 承授人須：
(i) 於2021年12月31日或之前（或署長批准的其他延長期限）自費按署長批准的方式、材料、標準、水平高度、定線及設計，在全面令署長滿意下，於本批地文件所夾附圖則I以黃色顯示的區域（以下稱「**黃色區域**」）進行鋪設、構建、鋪路面及開水道，並在該區域提供及建造行人徑及進行署長單獨酌情要求的其他工程及安裝其他構築物（以下稱「**黃色區域構築物**」），讓車輛和行人可往來黃色區域；及
(ii) 自費保養黃色區域連同在該等區域提供、建造及安裝的黃色區域構築物，使其保持修葺良好堅固和狀況良好，以在各方面達至署長滿意程度，直至按照批地文件特別條款第(9)條交還黃色區域的管有權給政府為止。

- (b) 倘若承授人未能在訂明的期限內履行其在本特別條款(a)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。
- (c) 政府毋須因承授人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)款的權利或其他原因所引起或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔責任，而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。」

2. 黃色區域的管有權

批地文件特別條款第(9)條規定：-

「(9) 僅為了進行批地文件特別條款第(8)條指明的必要工程，承授人須於本協議的日期獲授予黃色區域的管有權。黃色區域須於政府要求時交還給政府，而在任何情況下，黃色區域須於署長提出該項要求的信函中指明的日期當作已由承授人交還給政府，但不得強迫政府取回黃色區域或其任何部份的管有權，而且政府可在其認為適當時才取回黃色區域或其任何部分的管有權。承授人須於管有黃色區域的所有合理時候，允許所有政府及公共車輛及行人免費前往及經過黃色區域，以及確保該通行不會被根據批地文件特別條款第(8)條或其他規定進行的工程干擾或阻礙。」

3. 黃色區域的使用限制

批地文件特別條款第(10)條規定：-

「(10) 未經署長事先書面同意，承授人不得將黃色區域用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(8)條指明的工程以外的任何其他用途。」

4. 進入黃色區域視察

批地文件特別條款第(11)條規定：-

「(11) (a) 承授人須於管有黃色區域的所有合理時候：-

- (i) 准許政府、署長及其人員、承辦商及代理和獲其授權的任何人等有權通行、進出、往返及行經該地段及黃色區域，以便視察、檢查及監督遵照本批地文件特別條款第(8)(a)條規定進行的任何工程，以及進行、視察、檢查及監督本批地文件特別條款第(8)(b)條規定的工程及署長認為於黃色區域必要的任何其他工程；
 - (ii) 在政府或獲其授權的相關公用事業公司要求時，准許其有權通行、進出、往返及行經該地段及黃色區域，以便在黃色區域或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或相鄰土地或場所提供電話、電力、煤氣（如有）及其他服務設施所需的其他傳導媒介及附帶設備。承授人須就以上在黃色區域內進行的任何工程所有相關事宜，與政府及獲其正式授權的相關公用事業公司充分合作；及
 - (iii) 在水務監督的人員及彼等授權的其他人等要求時，准許其有權通行、進出、往返及行經該地段及黃色區域，以便在黃色區域內進行任何有關任何其他水務設施的運作、保養、維修、更換及改動工程。
- (b) 政府、署長及其人員、承辦商及代理和根據本特別條款(a)款獲正式授權的任何人等或公用事業公司概毋須就彼等任何一方行使其權利或處理附帶於此等權利之事宜而令承授人或任何人士招致或蒙受的任何損失、損害、滋擾或騷擾承擔責任。」



16 公共設施及公眾休憩用地的資料 INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES

5. 對服務設施的損壞

批地文件特別條款第 (42) 條規定：-

「(42) 承授人須於所有時候，特別是在進行建築、保養、翻新或維修工程（以下稱「**工程**」）時，採取或促使他人採取一切適當及充分的小心、技巧及預防措施，避免對該地段、紫色區域、黃色區域或其任何部分之上、上面、之下或毗連的任何政府或其他現有的排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置（以下統稱「**服務設施**」）造成任何損壞、干擾或阻礙。承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施各方面的建議書供其審批，且必須在取得署長對工程及上述建議書作出的書面批准後，才能進行該等工程。承授人須遵從及自費履行署長在審批時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。承授人須自費維修、修復及復原任何因工程對該地段、紫色區域、黃色區域或其任何部分或任何服務設施以任何方式引起的任何損壞、干擾或阻礙（除非署長另作選擇，否則明渠、污水渠、暴雨水渠或總水管須由署長進行修復，而承授人須應要求向政府支付該等工程的費用），以達至署長在各方面滿意程度。如果承授人未能對該地段、紫色區域、黃色區域或其任何部分或任何服務設施進行該等必要的改道、重鋪、維修、修復及恢復原狀工程，以達至署長滿意程度，署長可進行其認為必要的任何該等改道、重鋪、維修、修復或恢復原狀工程，而承授人須應要求向政府支付該等工程的費用。」

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

附註：除另有定義外，以下的定義詞語具有該發展項目的公共契約及管理協議（「**公契**」）中賦予的含意。

1. 公契的定義規定：-

「定義

在本公契中，除文意允許或另有規定外，以下詞語具有以下含義：-

...

「**黃色區域**」是指政府批地書特別條款第(8)(a)(i)條所指及定義的黃色區域，並且包括其在政府批地書特別條款第(8)(a)(i)條所指及定義的黃色區域構築物。

…」

2. 公契第III部分第14(h)條規定：-

「管理開支須包括為了所有業主的利益而花費或為了良好和有效率地管理和保養該地段、屋苑、其公用地方及設施和公共道路、公共系統、連接副系統、喉管路線及地下排水設施（如有需要和必要）而花費的所有支出，包括但在不影響前述條文一般性的原則下以下各項費用、收費及支出：-

...

(viii) 針對火災的損害及/或其他危害以十足重置價值為公用地方及設施購買保險的保險費，以及管理人為其本身及作為該地段及屋苑和該地段及屋苑業主的管理人而代表各業主購買針對第三者或公共責任或佔用人責任或僱員補償風險或管理人認為必要的任何其他保險的保險費，包括但不限於有關黃色區域和紫色區域任何保險的保險費；

...

(xxii) 按照政府批地書管有和保養黃色區域以令其保持良好修葺狀況及令地政總署署長滿意所須的費用及支出，直至黃色區域交還給政府為止；

…」

3. 公契第III部分第38條規定：-

「... 受限於《建築物管理條例》（第344章）條文的規定，以及除了本公契明確規定的其他權力外，管理人擁有充分權限就該地段和屋苑的妥善管理辦理所有必要或適宜的事宜和事情，並且按照本公契的條文代表全體業主享有該地段和屋苑的地役權和其他權利，尤其但在任何方面不影響前述條文一般性的原則下包括：-

...

(c) 除非業主立案法團另有指示，在廣泛和合理可能範圍內以十足重置價值為公用地方及設施、黃色區域、紫色區域、公共道路、公共系統、連接副系統及喉管路線及地下排水設施（如有需要和必要）購買保險和維持該等保險，尤其是針對火災或管理人認為適當的其他危害所造成的損失或損害，以及針對公共責任及/或佔用人責任和管理人作為僱主就其僱用管理該地段及屋苑及黃色區域、紫色區域、公共道路、公共系統、連接副系統及喉管路線及地下排水設施（如有需要和必要）的僱員所涉責任的保險；該等保險應以管理人的名義由管理人代表屋苑當時的業主按照其各自所佔權益和管理人認為適當的金額，向聲譽良好的保險公司購買，並且支付一切所須的保費以維持保險單有效；

...

(rrr) 按照政府批地書特別條款第(8)條管有、管理和保養黃色區域，如同該區域構成屋苑公用地方及設施的一部分，以達至地政總署署長滿意程度，直至根據政府批地書特別條款第(9)條將黃色區域交還給政府為止，並且在政府按照政府批地書特別條款第(9)條提出書面要求時交還給政府；

…」

4. 公契第III部分第43(a)條規定：-

「管理人有權不時經業主委員會（若已成立）或業主立案法團（如有的話）批准後，編制、取消和修訂用以規管該地段、屋苑、公用地方及設施、黃色區域、紫色區域、公共道路、公共系統、連接副系統及喉管路線及地下排水設施或其任何部分的使用、佔用、保養和環境控制，以及佔用、到訪或使用上述各項的人士之行為和有關該等佔用、到訪或使用條件（包括支付費用（如有的話））的屋苑守則；該屋苑守則對全體業主、其租戶、獲許可人、工人或代理具有約束力。不時生效的屋苑守則須張貼於屋苑的告示板，並且應業主要求向每名業主提供一份副本，但須收取合理的影印費，而該等收費須撥入管理基金內。」

16 公共設施及公眾休憩用地的資料

INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES



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

1. Description

The Yellow Area and the Yellow Area Structures (as referred to in Special Condition No. (8)(a)(i) of New Grant No. 22425 dated 7 December 2016 (the **“Land Grant”**))

2. The general public has the right to use the facilities 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 Yellow Area and the Yellow Area Structures (as referred to in Special Condition No. (8)(a)(i) 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 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. Formation of the Yellow Area

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

“(8) (a) The Grantee shall:

- (i) on or before the 31st day of December, 2021 (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 lay, form, surface and drain the area shown coloured yellow on PLAN I annexed hereto (hereinafter referred to as **“the Yellow Area”**) and provide and construct footpaths thereon and carry out such other works thereon and install such other structures as the Director in his sole discretion may require (hereinafter referred to as **“the Yellow Area Structures”**) so that pedestrian traffic may be carried on the Yellow Area; and
 - (ii) maintain at his own expense the Yellow Area together with the Yellow Area Structures provided, constructed and installed thereon or therein in good and substantial repair and condition in all respects to the satisfaction of the Director until such time as possession of the Yellow Area has been re-delivered to the Government in accordance with Special Condition No. (9) hereof.
- (b) In the event of the non-fulfilment of the Grantee’s obligations under sub-clause (a) of this Special Condition within the prescribed period stated therein, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.
- (c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee’s obligations under sub-clause (a) of this Special Condition or the exercise of the rights by the Government under sub-clause (b) of this Special Condition or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.”

2. Possession of the Yellow Area

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

- “(9) For the purpose only of carrying out the necessary works specified in Special Condition No. (8) hereof, the Grantee shall on the date of this Agreement be granted possession of the Yellow Area. The Yellow Area shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date to be specified in a letter from the Director making such demand provided always that the Government shall not be compelled to take back possession of the Yellow Area or any part thereof but may do so as and when the Government sees fit. The Grantee shall at all reasonable times while he is in possession of the Yellow Area allow free access over and along the Yellow Area for all Government and public 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. (8) hereof or otherwise.”

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3. Restriction on use of the Yellow Area

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

“(10) The Grantee shall not without the prior written consent of the Director use the Yellow Area for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (8) hereof.”

4. Access to the Yellow Area for inspection

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

“(11) (a) The Grantee shall at all reasonable times while he is in possession of the Yellow Area:-

- (i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the lot and the Yellow Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (8)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (8)(b) hereof and any other works which the Director may consider necessary in the Yellow Area;
 - (ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the lot and the Yellow Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area; and
 - (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the lot and the Yellow Area as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks installations within the Yellow Area.
- (b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of this Special Condition.”

5. Damage to Services

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

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

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 the meaning given to them under the Deed of Mutual Covenant incorporating a Management Agreement in respect of the Development (the **“DMC”**).

1. The definitions of the DMC stipulate that:-

“Definitions

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

...

“Yellow Area” means the Yellow Area as referred to and defined in Special Condition No.(8)(a)(i) of the Government Grant and shall include the Yellow Area Structures thereon as referred to and defined in Special Condition No.(8)(a)(i) of the Government Grant.

...”

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2. Clause 14(h) of Section III of the DMC stipulates that:-

“The Management Expenses shall cover all expenditure which is to be expended for the benefit of all Owners or required for the good and efficient management and maintenance of the Lot and the Estate and the Common Areas and Facilities therein and also the Common Road, the Common System, the Connecting Sub-System and the Piping Route and the Underground Drainage Facilities therein (if required and necessary) including but without prejudice to the generality of the foregoing the following costs charges and expenses:-

...

- (viii) the premia for insurance of the Common Areas and Facilities against damage by fire and/or such other perils up to the full new reinstatement value thereof and of the Manager for and on behalf of itself as the Manager of the Lot and the Estate and the Owners of the Lot and the Estate against third party or public liability or occupiers' liability or employees' compensation risks or any other insurance policy considered necessary by the Manager including without limitation any insurance policy concerning the Yellow Area and the Purple Area;

...

- (xxii) the costs and expenses for taking possession and maintenance of the Yellow Area pursuant to the Government Grant in good and substantial repair and condition and to the satisfaction of the Director of Lands until the Yellow Area has been re-delivered to the Government;

...”

3. Clause 38 of Section III of the DMC stipulates that:-

“... Subject to the provisions of the Building Management Ordinance (Cap.344) and in addition to the other powers expressly provided in this Deed, the Manager shall have full authority to do all such acts and things as may be necessary or expedient for or in connection with the proper management of the Lot and the Estate and the easement and other rights appertaining to the Lot and the Estate for and on behalf of all Owners in accordance with the provisions of this Deed, including in particular but without in any way limiting the generality of the foregoing:-

...

- (c) Unless otherwise directed by the Owners' Corporation, to insure and keep insured to the full new reinstatement value in respect of the Common Areas and Facilities, the Yellow Area, the Purple Area, the Common Road, the Common System, the Connecting Sub-System and the Piping Route and the Underground Drainage Facilities therein (if required and necessary) as comprehensively as reasonably possible and in particular against loss or damage by fire or such other perils as the Manager shall deem fit, and in respect of public liability and/or occupiers liability and liability as employer of the employees of the Manager employed in connection with the management of the Lot and the Estate and the Yellow Area, the Purple Area, the Common Road, the Common System, the Connecting Sub-System and the Piping Route and the Underground Drainage Facilities therein (if required and necessary) with some reputable insurance company or companies in the name of the Manager for and on behalf of the Owners for the time being of the Estate according to their respective interests and in such sum or sums as the Manager shall deem fit and to pay all premia required to keep such insurance policies in force;

...

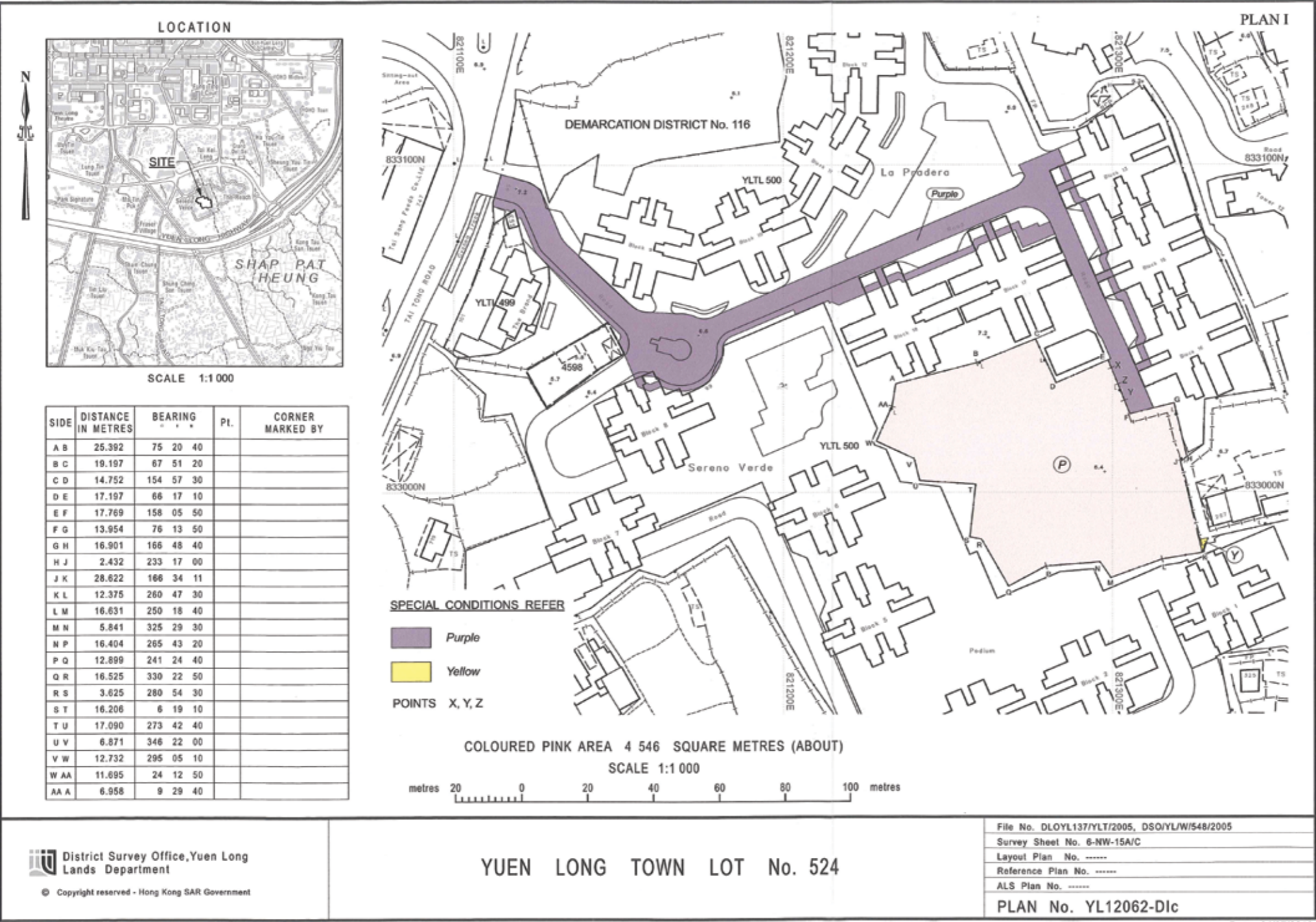
- (rrr) To take possession of, to manage and to maintain the Yellow Area in accordance with Special Condition (8) of the Government Grant as if they form parts of the Estate Common Areas and Facilities and to the satisfaction of the Director of Lands until the Yellow Area has been re-delivered to the Government in accordance with Special Condition No.(9) of the Government Grant, and to re-deliver the Yellow Area to the Government upon written demand made by the Government in accordance with Special Condition No.(9) of the Government Grant;

...”

4. Clause 43(a) of Section III of the DMC stipulates that:-

“The Manager shall have power from time to time with the approval of the Owners' Committee (if and when it is formed) or the Owners' Corporation (if any) to make, revoke and amend Estate Rules regulating the use, occupation, maintenance and environmental control of the Lot, the Estate, the Common Areas and Facilities, the Yellow Area, the Purple Area, the Common Roads, the Common System, the Connecting Sub-System and the Piping Route and the Underground Drainage Facilities therein or any part or parts thereof and the conduct of persons occupying, visiting or using the same and the conditions regarding such occupation, visit or use including the payment of charges (if any) and such Estate Rules shall be binding on all the Owners, their tenants, licensees, servants or agents. A copy of the Estate Rules from time to time in force shall be posted on the public notice boards of the Estate and a copy thereof shall be supplied to each Owner on request on payment of reasonable copying charges Provided That all such payments shall be credited to the Management Funds.”

16 公共設施及公眾休憩用地的資料
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES



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

特別批地條款參註
Special Conditions Refer

- 紫色 Purple
- 黃色 Yellow

備註：在此圖則上顯示為(P)及(Purple)的部分並不構成此「公共設施及公眾休憩用地的資料」所指的公共設施及公眾休憩用地。
Note : The portions indicated (P) and (Purple) shown on this plan do not form part of those facilities and open spaces referred to in this part of “Information on Public Facilities and Public Open Spaces”.

17 對買方的警告

WARNING TO PURCHASERS



1. 此提示建議你聘用一間獨立的律師事務所(代表擁有人行事者除外)，以在交易中代表你行事。
2. 如你聘用上述的獨立的律師事務所，以在交易中代表你行事，該律師事務所將會能夠向你提供獨立意見。
3. 如你聘用代表擁有人行事的律師事務所同時代表你行事，而擁有人與你之間出現利益衝突：－
 - (i) 該律師事務所可能不能夠保障你的利益；及
 - (ii) 你可能要聘用一間獨立的律師事務所。
4. 如屬3.(ii)段的情況，你須支付的律師費用總數，可能高於如你自一開始即聘用一間獨立的律師事務所須支付的費用。

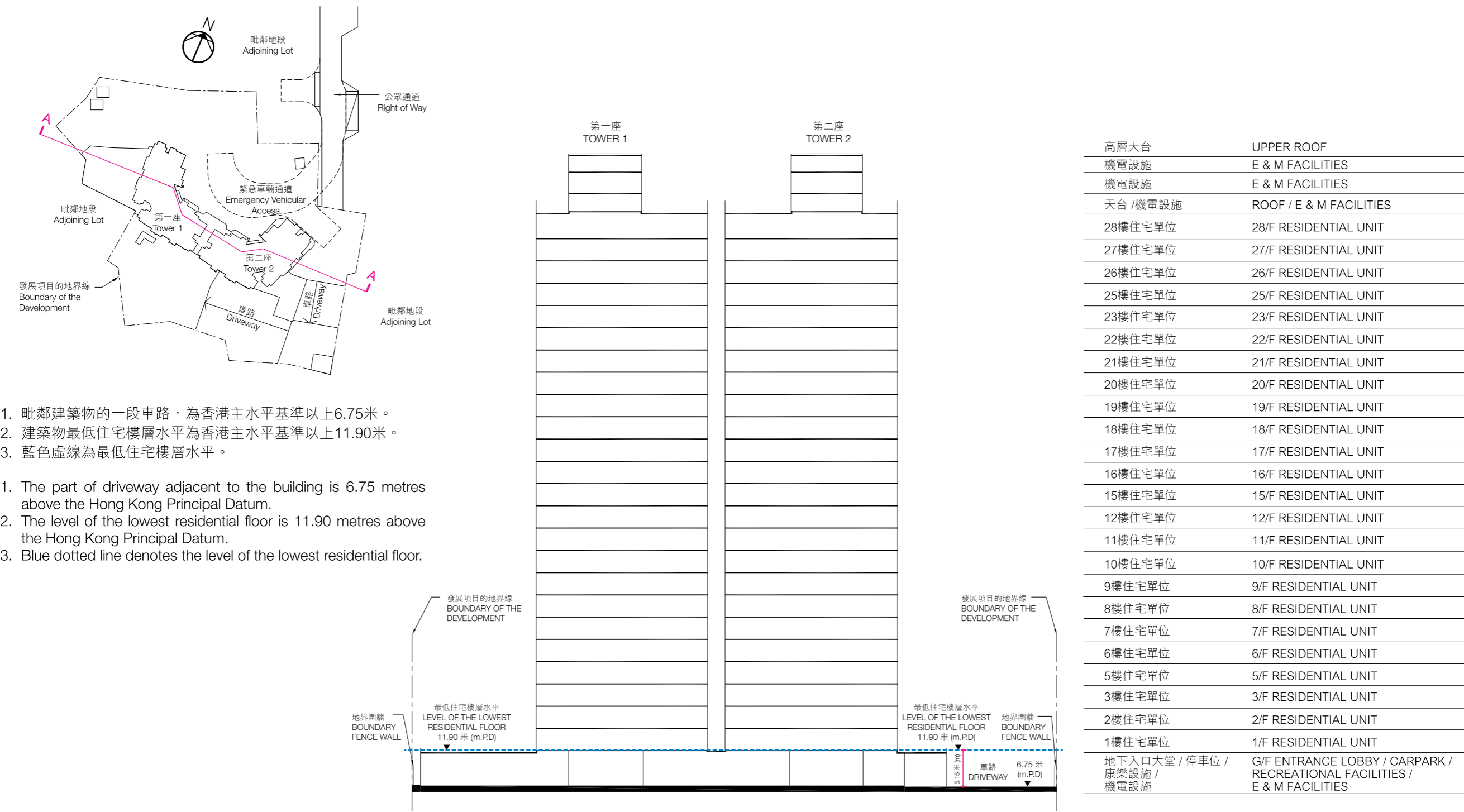
1. You are recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for you in relation to the transaction.
2. If you instruct such separate firm of solicitors to act for you in relation to the transaction, that firm will be able to give independent advice to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

18 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 A-A

CROSS - SECTION PLAN A-A

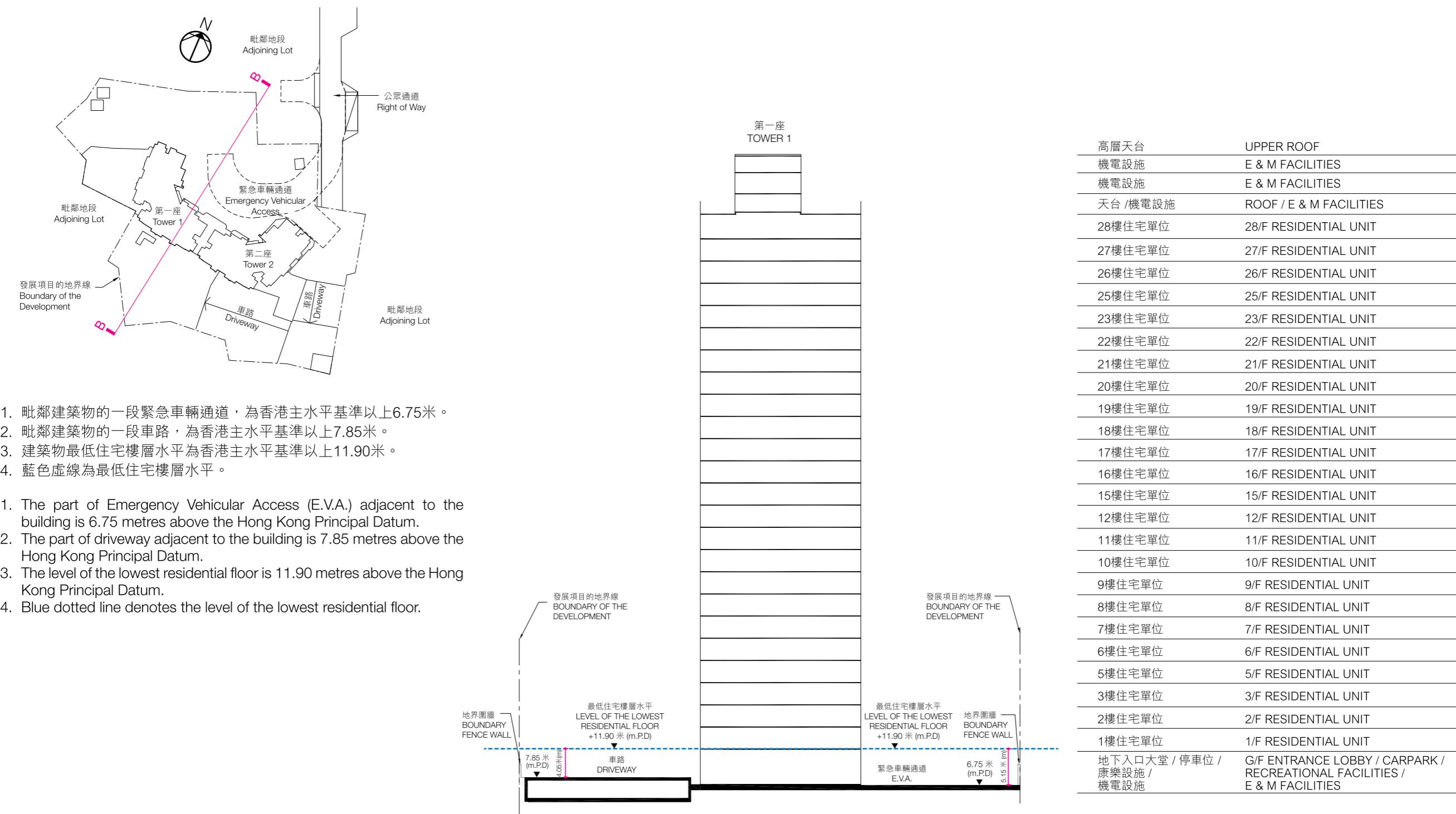


18 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 B-B

CROSS - SECTION PLAN B-B



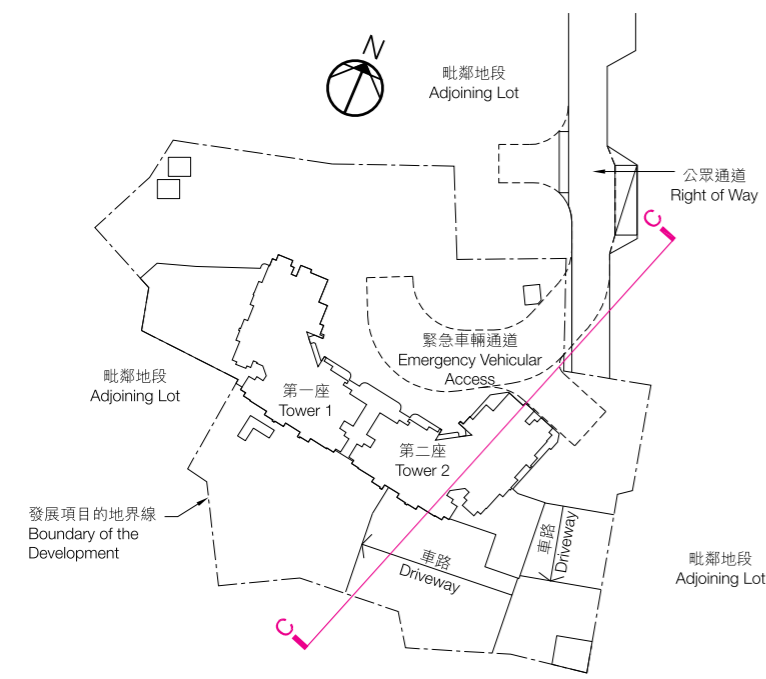
1. 毗鄰建築物的一段緊急車輛通道，為香港主水平基準以上6.75米。
2. 毗鄰建築物的一段車路，為香港主水平基準以上7.85米。
3. 建築物最低住宅樓層水平為香港主水平基準以上11.90米。
4. 藍色虛線為最低住宅樓層水平。

1. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 6.75 metres above the Hong Kong Principal Datum.
2. The part of driveway adjacent to the building is 7.85 metres above the Hong Kong Principal Datum.
3. The level of the lowest residential floor is 11.90 metres above the Hong Kong Principal Datum.
4. Blue dotted line denotes the level of the lowest residential floor.

18 發展項目中的建築物的橫截面圖

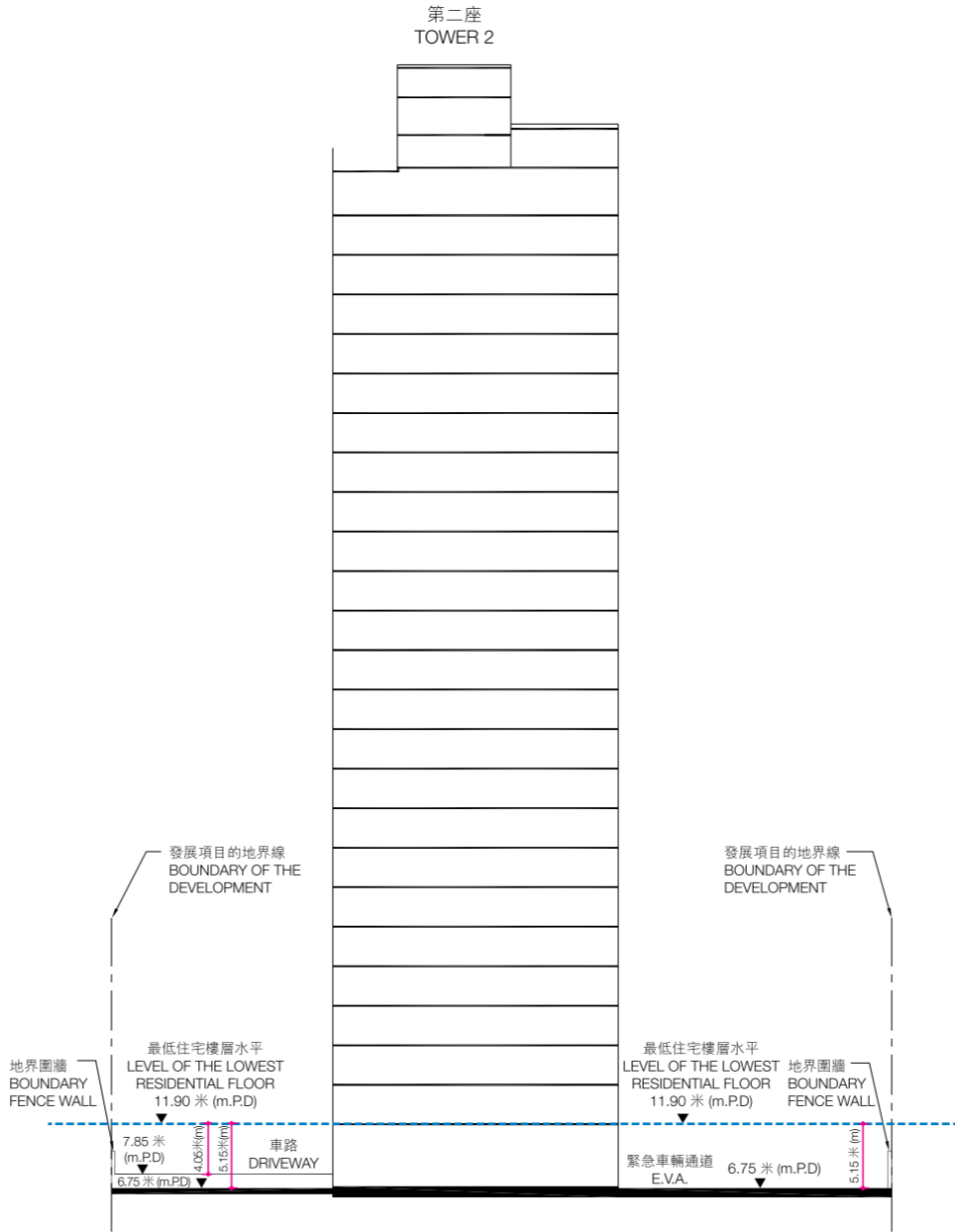
CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT

橫截面圖 C-C
CROSS - SECTION PLAN C-C



- 1. 毗鄰建築物的一段緊急車輛通道，為香港主水平基準以上6.75米。
- 2. 毗鄰建築物的一段車路，為香港主水平基準以上 6.75米至7.85米。
- 3. 建築物最低住宅樓層水平為香港主水平基準以上11.90米。
- 4. 藍色虛線為最低住宅樓層水平。

- 1. The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 6.75 metres above the Hong Kong Principal Datum.
- 2. The part of driveway adjacent to the building is 6.75 metres to 7.85 metres above the Hong Kong Principal Datum.
- 3. The level of the lowest residential floor is 11.90 metres above the Hong Kong Principal Datum.
- 4. Blue dotted line denotes the level of the lowest residential floor.



高層天台	UPPER ROOF
機電設施	E & M FACILITIES
機電設施	E & M FACILITIES
天台 /機電設施	ROOF / E & M FACILITIES
28樓住宅單位	28/F RESIDENTIAL UNIT
27樓住宅單位	27/F RESIDENTIAL UNIT
26樓住宅單位	26/F RESIDENTIAL UNIT
25樓住宅單位	25/F RESIDENTIAL UNIT
23樓住宅單位	23/F RESIDENTIAL UNIT
22樓住宅單位	22/F RESIDENTIAL UNIT
21樓住宅單位	21/F RESIDENTIAL UNIT
20樓住宅單位	20/F RESIDENTIAL UNIT
19樓住宅單位	19/F RESIDENTIAL UNIT
18樓住宅單位	18/F RESIDENTIAL UNIT
17樓住宅單位	17/F RESIDENTIAL UNIT
16樓住宅單位	16/F RESIDENTIAL UNIT
15樓住宅單位	15/F RESIDENTIAL UNIT
12樓住宅單位	12/F RESIDENTIAL UNIT
11樓住宅單位	11/F RESIDENTIAL UNIT
10樓住宅單位	10/F RESIDENTIAL UNIT
9樓住宅單位	9/F RESIDENTIAL UNIT
8樓住宅單位	8/F RESIDENTIAL UNIT
7樓住宅單位	7/F RESIDENTIAL UNIT
6樓住宅單位	6/F RESIDENTIAL UNIT
5樓住宅單位	5/F RESIDENTIAL UNIT
3樓住宅單位	3/F RESIDENTIAL UNIT
2樓住宅單位	2/F RESIDENTIAL UNIT
1樓住宅單位	1/F RESIDENTIAL UNIT
地下入口大堂 / 停車位 / 康樂設施 / 機電設施	G/F ENTRANCE LOBBY / CARPARK / RECREATIONAL FACILITIES / E & M FACILITIES

19 立面圖 ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：

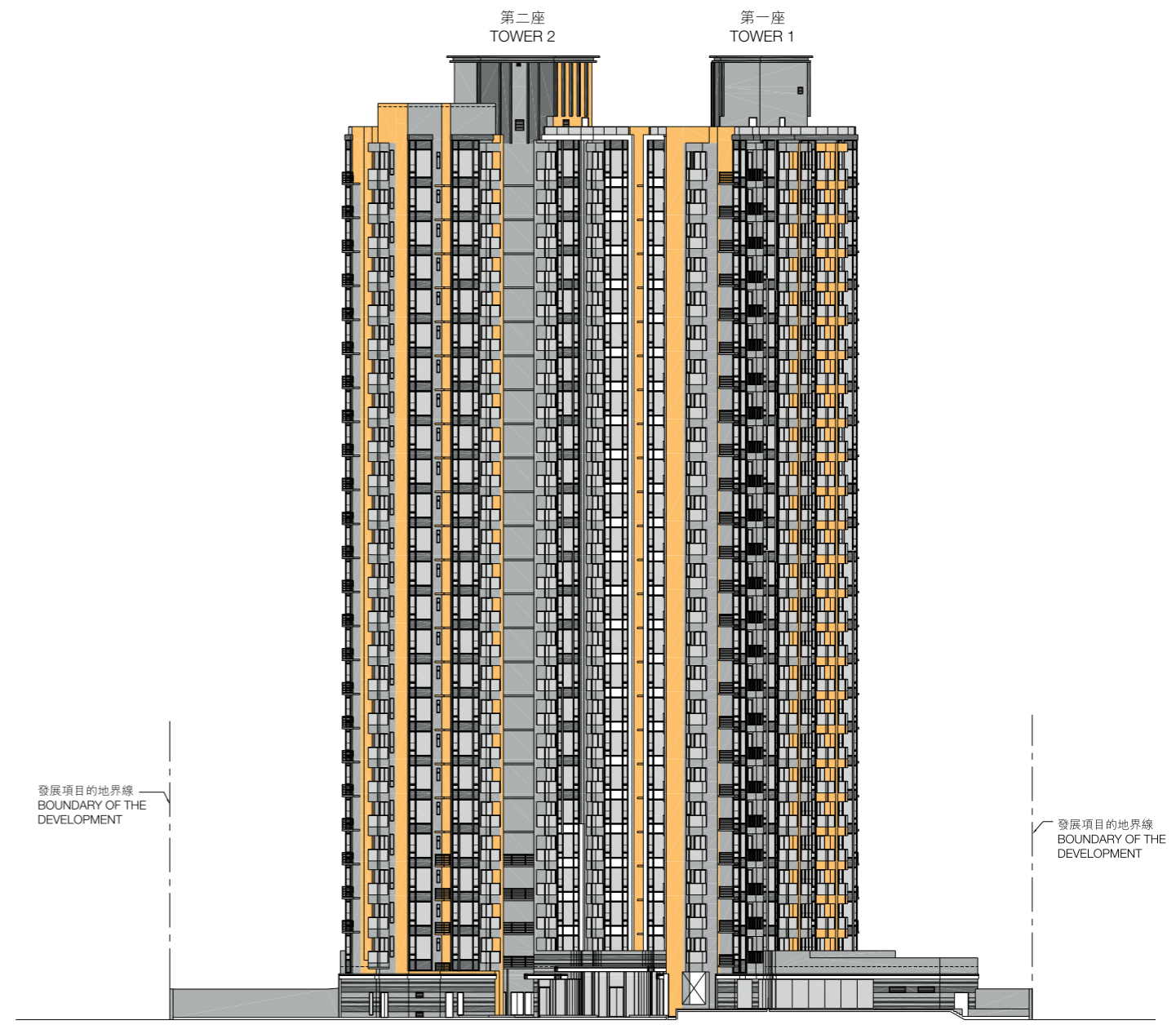
1. 以2019年1月9日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Authorized Person for the development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the development as of 9th January 2019; and
2. are in general accordance with the outward appearance of the development.



東北立面圖
North - East Elevation



西北立面圖
North - West Elevation

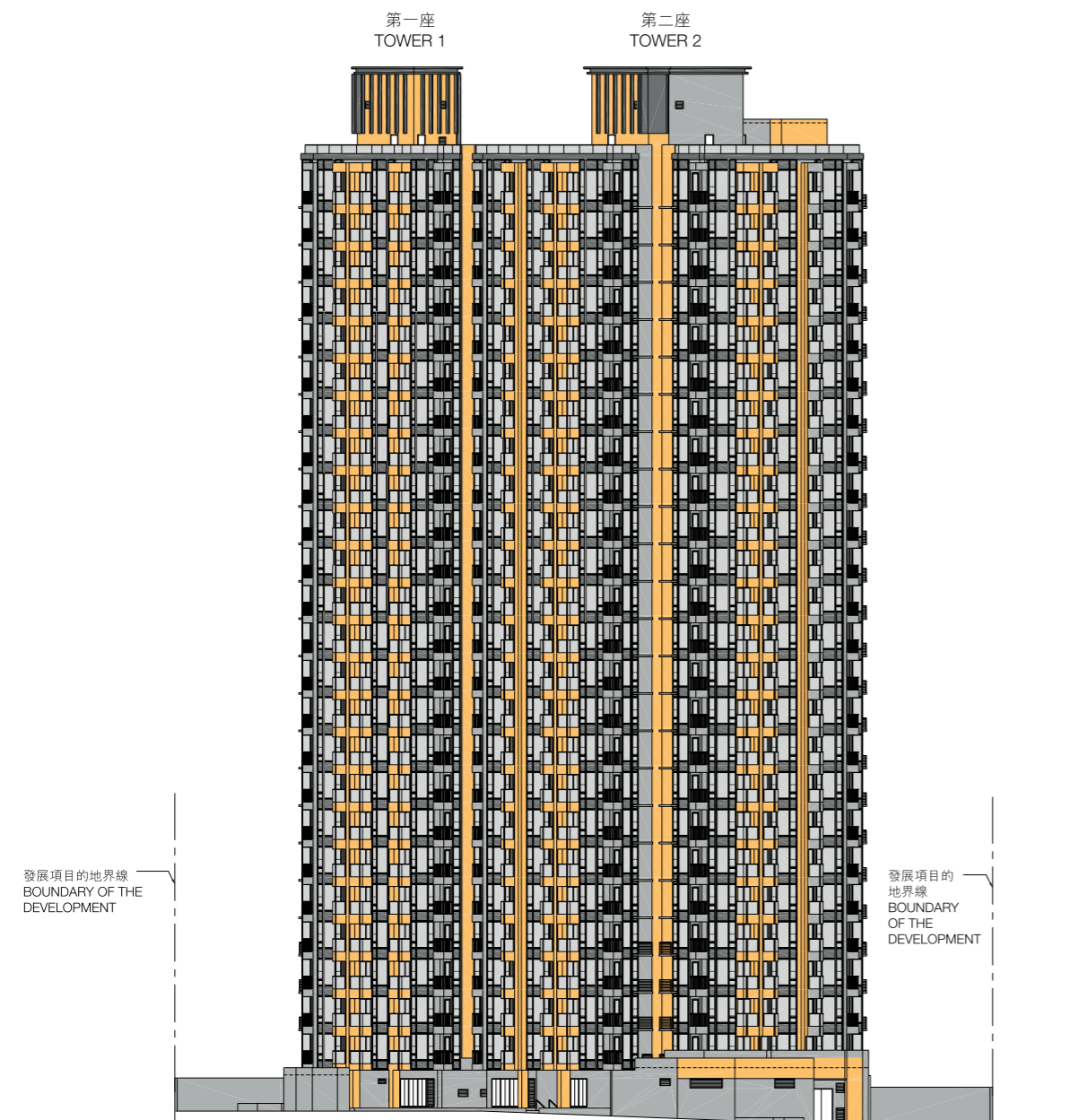
19 立面圖 ELEVATION PLAN

發展項目的認可人士已證明本圖所顯示的立面：

1. 以2019年1月9日的情況為準的該項目的經批准的建築圖則為基礎擬備；及
2. 大致上與該項目的外觀一致。

Authorized Person for the development certified that the elevations shown on these plans:

1. are prepared on the basis of the approved building plans for the development as of 9th January 2019; and
2. are in general accordance with the outward appearance of the development.



東南立面圖
South - East Elevation



西南立面圖
South - West Elevation

20 發展項目中的公用設施的資料

INFORMATION ON COMMON FACILITIES IN THE DEVELOPMENT

公用設施 Common Facilities	位置 Location	有上蓋遮蓋之面積 Covered Area		沒有上蓋遮蓋之面積 Uncovered Area		總面積 Total Area	
		平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.	平方米 sq. m.	平方呎 sq. ft.
(a) 住客會所(包括供住客使用的任何康樂設施) A residents' clubhouse (including any recreational facilities for residents' use)	地下 G/F	657.645	7,079	591.557	6,368	1,249.202	13,446
(b) 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) A communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the development (whether known as a communal sky garden or otherwise)	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable	不適用 Not applicable
(c) 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) A communal garden or play area for residents' use below the lowest residential floor of a building in the development (whether known as a covered and landscaped play area or otherwise)	地下 G/F	50.420	543	328.892	3,540	379.312	4,083

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，並四捨五入至整數。
Note : Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded to the nearest integer.



21 閱覽圖則及公契

INSPECTION OF PLANS AND DEED OF MUTUAL COVENANT



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. (a) 以下文件的文本存放在發售有關住宅物業的售樓處，以供閱覽 —
本物業的每一公契在將本物業提供出售的日期的最新擬稿。
(b) 無須為閱覽付費。

1. Copies of outline zoning plans relating to the development are available for inspection at www.ozp.tpb.gov.hk
2. (a) Copies of the following document are available for inspection at the place at which the residential property is offered to be sold -
the latest draft of every deed of mutual covenant as at the date on which the residential property is offered to be sold.
(b) The inspection is free of charge.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



1. 外部裝修物料

細項		描述	
(a)	外牆	裝修物料的類型	基座：鋪砌天然石材、瓷磚、油漆、鋁質飾板、鋁質百葉及玻璃 住宅大樓：鋪砌瓷磚、油漆、幕牆、鋁質飾板、玻璃窗及鋁質百葉
(b)	窗	框的用料	氟塗料鋁窗框
		玻璃的用料	強化玻璃
(c)	窗台	用料	不適用
		窗台板的裝修物料	不適用
(d)	花槽	裝修物料的類型	地下花槽外部分鋪砌天然石及部分鋪砌瓷磚
(e)	陽台或露台	(i) 裝修物料的類型	露台：設有夾層玻璃欄河；地台：鋪砌瓷磚；牆身：鋪砌瓷磚；天花：鋪砌聚偏二氟乙烯噴塗鋁質防風假天花 陽台：不適用
		(ii) 是否有蓋	露台為有蓋
(f)	乾衣設施	類型	不適用
		用料	不適用

2. 室內裝修物料

細項		描述				
			牆壁	地板	天花板	
(a)	大堂	地下住宅入口大堂的裝修物料的類型	外露牆身鋪砌天然石、玻璃、不銹鋼飾面及膠飾面板	天然石	石膏板假天花表面髹上乳膠漆及玻璃	
		住宅樓層電梯大堂的裝修物料的類型	外露牆身鋪砌玻璃、瓷磚、不銹鋼飾面及膠飾面板	瓷磚	石膏板假天花表面髹上乳膠漆	
(b)	內牆及天花板		牆壁	天花板		
		客廳的裝修物料的類型	乳膠漆	乳膠漆		
		飯廳的裝修物料的類型	乳膠漆	乳膠漆		
		睡房的裝修物料的類型	乳膠漆	乳膠漆		
(c)	內部地板		地板	牆腳線		
		客廳的用料	瓷磚	木腳線		
		飯廳的用料	瓷磚	木腳線		
		睡房的用料	瓷磚	木腳線		
(d)	浴室		牆壁	地板	天花板	
		(i) 裝修物料的類型	外露牆身鋪砌瓷磚	外露地板鋪砌瓷磚	石膏板假天花表面髹上乳膠漆	
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			
(e)	廚房		牆壁	地板	天花板	灶台
		(i) 裝修物料的類型	外露牆身鋪砌膠飾面板及玻璃飾板	外露地板鋪砌瓷磚	石膏板假天花表面髹上乳膠漆	無縫人造物料
		(ii) 牆壁的裝修物料是否鋪至天花板	裝修物料鋪至假天花底			

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



3. 室內裝置

細項		描述			
			用料	裝修物料	配件
(a)	門	單位大門	防火實心木掩門	膠板飾面	電子門鎖、防盜眼、門鼓及門擋
		主人睡房/睡房門	中空木掩門	膠板飾面	門鎖及門擋
		浴室門	中空木掩門(第一座所有J及K單位為中空木趟門)	膠板飾面	門鎖
		露台門	強化玻璃趟門	玻璃及鋁質	門鎖
		工作平台門	強化玻璃掩門	玻璃及鋁質	門鎖
		平台門	強化玻璃趟門(只適用於第一座1樓D, E, H, J, K及M單位及第二座1樓D, E, H, J及K單位)	玻璃及鋁質	門鎖
		平台門 - 經主人睡房出入	強化玻璃掩門(只適用於第二座1樓H及K單位)	玻璃及鋁質	門鎖
		平台門 - 天台	金屬掩門(只適用於第一座28樓所有單位及第二座28樓A, B, C, D, E, H, J及K單位)	不銹鋼	門鎖
(b)	浴室		裝置及設備	類型	用料
		(i) 裝置及設備的類型及用料	櫃	櫃檯面	無縫人造物料
				洗手盆櫃	木製櫃配焗漆及膠板飾面
				鏡櫃	木製櫃配鏡及膠板飾面
		潔具		毛巾架及廁紙架	鍍鉻
				洗手盆水龍頭	鍍鉻
				洗手盆及座廁	搪瓷
				淋浴間	強化清玻璃
		設備		設備之品牌及型號，請參閱「設備說明表」	
		(ii) 供水系統的類型及用料		冷水喉	銅喉
				熱水喉	隔熱絕緣保護之銅喉
		(iii) 沐浴設施的類型及用料 (包括花灑或浴缸(如適用的話))	花灑	花灑水龍頭及花灑套裝	鍍鉻
			浴缸	不適用	不適用
		(iv) 浴缸大小(如適用的話)		不適用	不適用
(c)	廚房		用料		
		(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷水供應採用銅喉，熱水供應採用隔熱絕緣銅喉		
			用料	裝修物料	
		(iii) 廚櫃	木製廚櫃配木製門板	焗漆、膠板及玻璃飾面	
		(iv) 所有其他裝置及設備的類型	消防裝置及設備	開放式廚房內的天花裝設消防花灑頭及開放式廚房附近的天花裝設煙霧探測器	
			其他裝置	鍍鉻洗滌盆水龍頭	
			其他設備	設備之品牌及型號，請參閱「設備說明表」	

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



3. 室內裝置

細項		描述			
				類型	用料
(d)	睡房	裝置(包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	不適用	不適用
			其他裝置	不適用	不適用
(e)	電話	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
(f)	天線	接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
(g)	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電掣及插座之面板	
			安全裝置	單相微型斷路器總電掣箱	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 ¹		
		(iii)電插座及空調機接駁點的位置及數目	請參閱「機電裝置位置及數量說明表」		
(h)	氣體供應	類型	煤氣		
		系統	提供煤氣喉接駁煤氣煮食爐及煤氣熱水爐，並裝有獨立煤氣錶		
		位置	請參閱「機電裝置位置及數量說明表」		
(i)	洗衣機接駁點	位置	請參閱「機電裝置位置及數量說明表」		
		設計	設有洗衣機來水及去水接駁喉位		
(j)	供水	(i) 水管的用料	冷水喉採用銅喉，熱水喉採用隔熱絕緣銅喉		
		(ii) 水管是隱藏或外露	冷熱水喉是部分隱藏及部分外露 ²		
		(iii)有否熱水供應	開放式廚房及浴室供應熱水		

4. 雜項

細項		描述			
				住宅升降機	
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	HCA-900-CO210	
		(ii) 升降機的數目及到達的樓層	升降機的數目	4	
			到達的樓層	地下至28樓 (不設4, 13, 14及24樓)	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集垃圾		
		(ii) 垃圾房的位置	各住宅層之公用地方設有垃圾儲存及物料回收房及地下設有中央垃圾儲存及物料回收房		
(d)	水錶、電錶及氣體錶		水錶	電錶	氣體錶
		(i) 位置	每層之公共水錶房	每層之公共電錶房	住宅單位露台的天花內
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立	獨立	獨立

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

備註：1. 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。外露的導管可能會被假天花、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。

2. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能會被假天花、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。

5. 保安設施

細項	描述	
保安系統及設備	入口通道控制及保安系統	住宅入口大堂設有對講機系統及智能(八達通)讀卡機；各住宅單位內設有對講機
	閉路電視	住宅入口大堂、住戶康樂設施及升降機均設有閉路電視系統，直接連接管理處
嵌入式的裝備的細節	各住宅單位均裝設對講機系統	
嵌入式裝備的位置	請參閱「機電裝置位置及數量說明表」	

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



1. Exterior Finishes

Item		Description	
(a)	External wall	Type of finishes	Podium: Finished with natural stone, ceramic tiles, spray paint, aluminium claddings, aluminium louvres and glass Residential tower: Finished with ceramic tiles, spray paint, curtain walls, aluminium claddings, glass windows and aluminium louvres
(b)	Window	Material of frame	Aluminium frame with fluorocarbon coating
		Material of glass	Tempered glass
(c)	Bay window	Material	Not applicable
		Window sill finishes	Not applicable
(d)	Planter	Type of finishes	External of planter on G/F finished partly with natural stone and partly with ceramic tiles
(e)	Verandah or balcony	(i) Type of finishes	Balcony: Installed with laminated glass balustrade; Floor: Finished with ceramic tiles; Wall: Finished with ceramic tiles; Ceiling: Finished with PVDF coated aluminium weather-proof false ceiling Verandah: Not applicable
		(ii) Whether it is covered	Balcony is covered
(f)	Drying facilities for clothing	Type	Not applicable
		Material	Not applicable

2. Interior Finishes

Item		Description				
			Wall	Floor	Ceiling	
(a)	Lobby	G/F residential entrance lobby finishes	Natural stone, glass, stainless steel panels and plastic laminates for the exposed surface	Natural stone	Gypsum board false ceiling with emulsion paint and glass	
		Lift lobby finishes for residential floors	Glass, ceramic tiles, stainless steel panels and plastic laminates for the exposed surface	Ceramic tiles	Gypsum board false ceiling with emulsion paint	
(b)	Internal wall and ceiling		Wall	Ceiling		
		Living room finishes	Emulsion paint	Emulsion paint		
		Dining room finishes	Emulsion paint	Emulsion paint		
		Bedroom finishes	Emulsion paint	Emulsion paint		
(c)	Internal floor		Floor	Skirting		
		Material for living room	Ceramic tiles	Timber skirting		
		Material for dining room	Ceramic tiles	Timber skirting		
		Material for bedroom	Ceramic tiles	Timber skirting		
(d)	Bathroom		Wall	Floor	Ceiling	
		(i) Type of finishes	Ceramic tiles for the exposed surface	Ceramic tiles for the exposed surface	Gypsum board false ceiling with emulsion paint	
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			
(e)	Kitchen		Wall	Floor	Ceiling	Cooking Bench
		(i) Type of finishes	Plastic laminates and glass panels for the exposed surface	Ceramic tiles for the exposed surface	Gypsum board false ceiling with emulsion paint	Solid surfacing material
		(ii) Whether the wall finishes run up to the ceiling	Up to the bottom level of false ceiling			

22 裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES



3. Interior Fittings

Item		Description			
			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Fire-rated solid core timber swing door	Plastic laminated	Digital lockset, eye viewer, door closer and door stopper
		Master Bedroom / Bedroom door	Hollow core timber swing door	Plastic laminated	Lockset and door stopper
		Bathroom door	Hollow core timber swing door (Hollow core timber sliding door for all Flats J and K of Tower 1)	Plastic laminated	Lockset
		Balcony door	Tempered glass sliding door	Glass and aluminium	Lockset
		Utility platform door	Tempered glass swing door	Glass and aluminium	Lockset
		Flat roof door	Tempered glass sliding door (for Flats D, E, H, J, K and M on 1/F of Tower 1 and Flats D, E, H, J and K on 1/F of Tower 2 only)	Glass and aluminium	Lockset
		Flat roof door - access from master bedroom	Tempered glass swing door (for Flats H and K on 1/F of Tower 2 only)	Glass and aluminium	Lockset
		Flat roof door - on roof floor	Metal swing door (for all Flats on 28/F of Tower 1 and Flats A, B, C, D, E, H, J and K on 28/F of Tower 2 only)	Stainless steel	Lockset
(b)	Bathroom		Fittings & Equipments	Type	Material
		(i) Type and material of fittings and equipment	Cabinet	Countertop	Solid surfacing material
				Basin cabinet	Timber cabinet with paint and plastic laminate
				Mirror cabinet	Timber cabinet with mirror and plastic laminate
		(i) Type and material of fittings and equipment	Bathroom fittings	Towel rack and paper holder	Chrome plated
				Wash basin mixer	Chrome plated
				Wash basin and water closet	Vitreous china
				Shower compartment	Clear tempered glass
		(ii) Type and material of water supply system	Bathroom appliances	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
				Cold water supply	Copper water pipes
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower mixer and shower set	Chrome plated
			Bath tub	Not applicable	Not applicable
		(iv) Size of bath tub, if applicable		Not applicable	Not applicable

22 裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES



3. Interior Fittings

Item		Description			
			Material		
(c)	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet with timber door panel	Paint, plastic laminate and glass	
		(iv) Type of all other fittings and equipment	Fire service installations and equipment	Sprinkler head(s) fitted on the ceiling of open kitchen and smoke detector fitted on the ceiling near open kitchen	
			Other fittings	Chrome plated sink mixer	
			Other equipment	For the brand name and model number of appliances, please refer to the "Appliances Schedule"	
(d)	Bedroom			Type	Material
		Type and material of fittings (including built-in wardrobe)	Built-in wardrobe	Not applicable	Not applicable
			Other fittings	Not applicable	Not applicable
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Single-phase miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed ¹		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
(h)	Gas supply	Type	Towngas		
		System	Separate gas meter with gas supply pipe is provided and connected to gas hob and gas water heater		
		Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
(i)	Washing machine connection point	Location	Please refer to the "Schedule for the Location and Number of Mechanical and Electrical Provisions"		
		Design	Drain point and water point are provided for washing machine		
(j)	Water supply	(i) Material of water pipes	Copper water pipes for cold water supply and copper water pipes with thermal insulation for hot water supply		
		(ii) Whether water pipes are concealed or exposed	Both hot and cold water pipes are partly concealed and partly exposed ²		
		(iii) Whether hot water is available	Hot water supply system is provided to open kitchen and bathroom		

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

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

22 裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES



4. Miscellaneous

Item		Description			
				Residential Lift	
(a)	Lifts	(i) Brand name and model number	Brand name	HITACHI	
			Model number	HCA-900-CO210	
		(ii) Number and floors served by them	Number of lifts	4	
			Floor served by the lifts	G/F to 28/F (4/F, 13/F, 14/F and 24/F are omitted)	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	Collected by cleaners		
		(ii) Location of refuse room	Refuse storage and material recovery room is provided in the common area of each residential floor and refuse storage and material recovery chamber is located on G/F		
(d)	Water meter, electricity meter and gas meter		Water Meter	Electricity Meter	Gas Meter
		(i) Location	Common water meter cabinet on each floor	Common electric meter room on each floor	Inside the false ceiling of balcony of flat
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

5. Security Facilities

Item	Description	
Security system and equipment	Access control and security system	Visitor panel with access card reader (octopus card) are installed at the residential entrance lobby for residents access. Door phone is provided in all residential units
	CCTV	CCTV system is provied at residential entrance lobby, residential recreational facilities and all lifts connecting directly to the management office
Details of built-in provisions	Door phone is provided for each residential unit	
Locations of built-in provisions	Please refer to the “Schedule for Location and Number of Mechanical and Electrical Provisions”	

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.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



6. 設備 Appliances

設備說明表 Appliances Schedule

位置 Location		設備 Appliances	適用單位 Flats Applied	品牌名稱 Brand Name	產品型號 Model Number	
					室內機 Indoor Unit	室外機 Outdoor Unit
(a)	客廳 / 飯廳 Living Room / Dining Room	分體式冷氣機 Split-type air-conditioner	第一座 Tower 1: 單位 Flats B, E, F, J & K 第二座 Tower 2: 單位 Flats B, E, F & J	三菱電機 Mitsubishi Electric	MS-GJ12VA	MU-GJ12VA
			第一座 Tower 1: 單位 Flats A, C, D, G, H & M 第二座 Tower 2: 單位 Flats A, C, D, G, H & K	三菱電機 Mitsubishi Electric	MSZ-GE35VA	MXZ-3E54VA
(b)	主人睡房 Master Bedroom	分體式冷氣機 Split-type air-conditioner	第一座 Tower 1: 單位 Flats A, B, C, E, F & H 第二座 Tower 2: 單位 Flats A, B, C, E, F, H, J & K	三菱電機 Mitsubishi Electric	MS-GJ09VA	MU-GJ09VA
			第一座 Tower 1: 單位 Flats D, G & M 第二座 Tower 2: 單位 Flats D & G		MSZ-GE25VA	MXZ-3E54VA
(c)	睡房 Bedroom	分體式冷氣機 Split-type air-conditioner	第一座 Tower 1: 單位 Flats A, C & H 第二座 Tower 2: 單位 Flats A, C, H & K	三菱電機 Mitsubishi Electric	MSZ-GE25VA	MXZ-3E54VA
(d)	開放式廚房 Open Kitchen	煮食爐 Gas hob	第一座 Tower 1: 單位 Flats A, B, C, D, E, F, G, H, J & K 第二座 Tower 2: 所有單位 All flats	Mia Cucina	MY32C	
		電磁爐 Induction hob	第一座 Tower 1: 單位 Flat M	西門子 Siemens	EH375FBB1E	
		微波爐 Microwave oven	所有單位 All flats	西門子 Siemens	BF525LMSOH	
		抽拉式抽油煙機 Telescopic hood	所有單位 All flats	西門子 Siemens	LI67SA530B	
		洗衣乾衣機 Washer-dryer	所有單位 All flats	西門子 Siemens	WK14D321HK	
		嵌入式雪櫃 Built-in fridge	第一座 Tower 1: 單位 Flats A, C & H 第二座 Tower 2: 單位 Flats A, C, H & K	西門子 Siemens	KI24LV20HK	
		嵌入式雪櫃 Built-in fridge	第一座 Tower 1: 單位 Flats B, D, E, F, G, J, K & M 第二座 Tower 2: 單位 Flats B, D, E, F, G & J	西門子 Siemens	KU15LA65HK	
(e)	浴室 Bathroom	煤氣熱水爐 Gas water heater	第一座 Tower 1: 單位 Flats A, D, E, G, H & K 第二座 Tower 2: 單位 Flats B, C, F & K	TGC	RBOX16QL	
			第一座 Tower 1: 單位 Flats B, C, F, J & M 第二座 Tower 2: 單位 Flats A, D, E, G, H & J	TGC	RBOX16QR	
		抽氣扇 Ventilation fan	第一座 Tower 1: 單位 Flats A, C, D, G, H & M 第二座 Tower 2: 單位 Flats A, C, D, G, H & K	KDK	15WHC08	
		天花式抽氣扇 Ceiling-mounted type ventilation fan	第一座 Tower 1: 單位 Flats B, E, F, J & K 第二座 Tower 2: 單位 Flats B, E, F & J	通用電器 GELEC	DPT10-24H	

賣方承諾如該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。

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.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第一座 Tower 1 (1樓 1/F)										
				單位 Flat										
				A	B	C	D	E	F	G	H	J	K	M
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1	1
(b)	開放式廚房 Open Kitchen	13A單位插座 13A Single socket outlet	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於嵌入式雪櫃 For built-in fridge	-	-	-	-	-	-	-	-	1	1	-
		13A單位插座 13A Single socket outlet	適用於微波爐 For microwave oven	-	-	-	-	-	-	-	-	1	1	-
		13A雙位插座 13A Twin socket outlet		1	1	1	-	1	1	1	1	-	-	1
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		1	-	1	-	-	-	-	1	1	1	-
		來水位 Water point	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1	1
		去水位 Drain point		1	1	1	1	1	1	1	1	1	1	1
		總電掣箱 Miniature circuit breaker distribution board		1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	2	2	2
		13A單位插座 13A Single socket outlet	適用於抽油煙機 For telescopic hood	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於廚櫃燈 For kitchen cabinet's lighting	1	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1	-
		13A單位插座 13A Single socket outlet	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1	-
		雙極開關掣連接線位 Double pole switch with connection point	適用於電磁爐 For induction hob	-	-	-	-	-	-	-	-	-	-	1
(c)	客廳 / 飯廳 Living Room / Dining Room	門鈴 Door bell		1	1	1	1	1	1	1	1	1	1	1
		大門對講機 Door phone		1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	1	1	1	-	1	-	-	1	1	1	1
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	1	1	1	-	1	-	-	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於櫃燈 For cabinet's lighting	-	1	-	1	1	1	1	-	-	-	1
		燈掣 Lighting switch		8	8	8	6	8	6	6	8	6	6	7
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1	1
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	1	1	1
		光纖插座 Fibre Point		1	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於嵌入式雪櫃 For built-in fridge	1	1	1	1	1	1	1	1	-	-	1
		13A單位插座 13A Single socket outlet	適用於微波爐 For microwave oven	1	1	1	1	1	1	1	1	-	-	1
		13A雙位插座 13A Twin socket outlet		2	2	2	3	2	2	2	2	2	2	2
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		-	1	-	1	1	1	1	-	-	-	1
		燈位 Lighting point		4	3	4	3	3	3	3	4	2	2	2

備註：上表“-”代表不提供；“/”代表不適用。
Note：The symbol “-” as shown in the above table denotes “Not provided;” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第一座 Tower 1 (1樓 1/F)										
				單位 Flat										
				A	B	C	D	E	F	G	H	J	K	M
(d)	主人睡房 Master Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	/	/	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	–	–	–	1	–	1	1	–	/	/	–
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	–	–	–	1	–	1	1	–	/	/	–
		燈掣 Lighting switch		2	1	2	3	1	3	3	2	/	/	1
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	/	/	1
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	/	/	1
		13A單位插座 13A Single socket outlet		1	1	1	1	1	1	1	1	/	/	1
		13A雙位插座 13A Twin socket outlet		1	1	1	1	1	1	1	1	/	/	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	/	/	1
(e)	睡房 Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	/	1	/	/	/	/	1	/	/	/
		燈掣 Lighting switch		1	/	1	/	/	/	/	1	/	/	/
		電話 / 數據插座 Telephone / data outlet		1	/	1	/	/	/	/	1	/	/	/
		電視 / 電台天線插座 TV / FM outlet		1	/	1	/	/	/	/	1	/	/	/
		13A雙位插座 13A Twin socket outlet		1	/	1	/	/	/	/	1	/	/	/
		燈位 Lighting point		1	/	1	/	/	/	/	1	/	/	/
(f)	浴室 Bathroom	熔斷器的接線座 Fused spur unit	適用於鏡櫃燈 For mirror cabinet's lighting	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於抽氣扇 / 天花式抽氣扇 For ventilation fan / ceiling-mounted type ventilation fan	1	1	1	1	1	1	1	1	1	1	1
		鏡箱燈帶 Mirror cabinet light trough		1	1	1	1	1	1	1	1	1	1	1
		天花燈帶 Ceiling light trough		1	1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐恆溫控制器 Towngas water heater temperature control	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		3	2	2	2	2	2	2	2	2	2	2
		13A單位插座(連USB插座) 13A Single socket outlet (with USB outlet)		1	1	1	1	1	1	1	1	1	1	1
(g)	露台 Balcony	煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	/	/	1	1	/	/	/	/
		熔斷器的接線座 Fused spur unit	適用於煤氣熱水爐 For gas water heater	1	1	1	/	/	1	1	/	/	/	/
		燈位 Lighting point		1	1	1	/	/	1	1	/	/	/	/

備註：上表 “–” 代表不提供；“ / ” 代表不適用。
Note：The symbol “–” as shown in the above table denotes “Not provided;” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第一座 Tower 1 (1樓 1/F)										
				單位 Flat										
				A	B	C	D	E	F	G	H	J	K	M
(h)	工作平台 Utility Platform	燈位 Lighting point		1	/	1	/	/	/	/	1	/	/	/
(i)	冷氣機平台 Air-conditioning Platform	防水雙極開關掣 Weatherproof double pole isolator	適用於冷氣機之室外機 For air-conditioner outdoor unit	2	2	2	1	2	2	1	2	1	1	1
(j)	平台 Flat Roof	13A防水插座 13A Weatherproof socket outlet		/	/	/	1	1	/	/	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	/	/	/	1	1	/	/	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於煤氣熱水爐 For gas water heater	/	/	/	1	1	/	/	1	1	1	1
		燈位 Lighting point		/	/	/	1	1	/	/	1	1	1	1

備註：上表 “-” 代表不提供；“ / ” 代表不適用。
Note : The symbol “-” as shown in the above table denotes “Not provided; ” / ” as shown in the above table denotes “Not applicable”.



22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第一座 Tower 1 (2樓至27樓 2/F - 27/F)										
				單位 Flat										
				A	B	C	D	E	F	G	H	J	K	M
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1	1
(b)	開放式廚房 Open Kitchen	13A單位插座 13A Single socket outlet	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於嵌入式雪櫃 For built-in fridge	-	-	-	-	-	-	-	-	1	1	-
		13A單位插座 13A Single socket outlet	適用於微波爐 For microwave oven	-	-	-	-	-	-	-	-	1	1	-
		13A雙位插座 13A Twin socket outlet		1	1	1	-	1	1	1	1	-	-	1
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		1	-	1	-	-	-	-	1	1	1	-
		來水位 Water point	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1	1
		去水位 Drain point		1	1	1	1	1	1	1	1	1	1	1
		總電掣箱 Miniature circuit breaker distribution board		1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	2	2	2
		13A單位插座 13A Single socket outlet	適用於抽油煙機 For telescopic hood	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於廚櫃燈 For kitchen cabinet's lighting	1	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1	-
		13A單位插座 13A Single socket outlet	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1	-
		雙極開關掣連接線位 Double pole switch with connection point	適用於電磁爐 For induction hob	-	-	-	-	-	-	-	-	-	-	1
(c)	客廳 / 飯廳 Living Room / Dining Room	門鈴 Door bell		1	1	1	1	1	1	1	1	1	1	1
		大門對講機 Door phone		1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	1	1	1	-	1	-	-	1	1	1	1
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	1	1	1	-	1	-	-	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於櫃燈 For cabinet's lighting	-	1	-	1	1	1	1	-	-	-	1
		燈掣 Lighting switch		8	8	8	6	8	6	6	8	6	6	7
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1	1
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	1	1	1
		光纖插座 Fibre Point		1	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於嵌入式雪櫃 For built-in fridge	1	1	1	1	1	1	1	1	-	-	1
		13A單位插座 13A Single socket outlet	適用於微波爐 For microwave oven	1	1	1	1	1	1	1	1	-	-	1
		13A雙位插座 13A Twin socket outlet		2	2	2	3	2	2	2	2	2	2	2
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		-	1	-	1	1	1	1	-	-	-	1
		燈位 Lighting point		4	3	4	3	3	3	3	4	2	2	2

備註：1. 不設4樓、13樓、14樓及24樓。
2. 上表 “-” 代表不提供；“ / ” 代表不適用。

Notes: 1. 4/F, 13/F, 14/F & 24/F are omitted.
2. The symbol “-” as shown in the above table denotes “Not provided; ” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第一座 Tower 1 (2樓至27樓 2/F - 27/F)										
				單位 Flat										
				A	B	C	D	E	F	G	H	J	K	M
(d)	主人睡房 Master Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	/	/	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	-	-	-	1	-	1	1	-	/	/	-
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	-	-	-	1	-	1	1	-	/	/	-
		燈掣 Lighting switch		2	1	2	3	1	3	3	2	/	/	2
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	/	/	1
		電視/電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	/	/	1
		13A單位插座 13A Single socket outlet		1	1	1	1	1	1	1	1	/	/	1
		13A雙位插座 13A Twin socket outlet		1	1	1	1	1	1	1	1	/	/	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	/	/	1
(e)	睡房 Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	/	1	/	/	/	/	1	/	/	/
		燈掣 Lighting switch		1	/	1	/	/	/	/	1	/	/	/
		電話 / 數據插座 Telephone / data outlet		1	/	1	/	/	/	/	1	/	/	/
		電視 / 電台天線插座 TV / FM outlet		1	/	1	/	/	/	/	1	/	/	/
		13A雙位插座 13A Twin socket outlet		1	/	1	/	/	/	/	1	/	/	/
		燈位 Lighting point		1	/	1	/	/	/	/	1	/	/	/
(f)	浴室 Bathroom	熔斷器的接線座 Fused spur unit	適用於鏡櫃燈 For mirror cabinet's lighting	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於抽氣扇 / 天花式抽氣扇 For ventilation fan / ceiling-mounted type ventilation fan	1	1	1	1	1	1	1	1	1	1	1
		鏡箱燈帶 Mirror cabinet light trough		1	1	1	1	1	1	1	1	1	1	1
		天花燈帶 Ceiling light trough		1	1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐恆溫控制器 Towngas water heater temperature control	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		3	2	2	2	2	2	2	2	2	2	2
		13A單位插座(連USB插座) 13A Single socket outlet (with USB outlet)		1	1	1	1	1	1	1	1	1	1	1
(g)	露台 Balcony	煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1	1
(h)	工作平台 Utility Platform	燈位 Lighting point		1	/	1	/	/	/	/	1	/	/	1
(i)	冷氣機平台 Air-conditioning Platform	防水雙極開關掣 Weatherproof double pole isolator	適用於冷氣機之室外機 For air-conditioner outdoor unit	2	2	2	1	2	2	1	2	1	1	1

備註：1. 不設4樓、13樓、14樓及24樓。
2. 上表“-”代表不提供；“/”代表不適用。

Notes: 1. 4/F, 13/F, 14/F & 24/F are omitted.
2. The symbol “-” as shown in the above table denotes “Not provided; ” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第一座 Tower 1 (28樓 28/F)										
				單位 Flat										
				A	B	C	D	E	F	G	H	J	K	M
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1	1
(b)	開放式廚房 Open Kitchen	13A單位插座 13A Single socket outlet	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於嵌入式雪櫃 For built-in fridge	-	-	-	-	-	-	-	-	1	1	-
		13A單位插座 13A Single socket outlet	適用於微波爐 For microwave oven	-	-	-	-	-	-	-	-	1	1	-
		13A雙位插座 13A Twin socket outlet		1	1	1	-	1	1	1	1	-	-	1
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		1	-	1	-	-	-	-	1	1	1	-
		來水位 Water point	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1	1
		去水位 Drain point		1	1	1	1	1	1	1	1	1	1	1
		總電掣箱 Miniature circuit breaker distribution board		1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	2	2	2
		13A單位插座 13A Single socket outlet	適用於抽油煙機 For telescopic hood	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於廚櫃燈 For kitchen cabinet's lighting	1	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1	-
		13A單位插座 13A Single socket outlet	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1	-
		雙極開關掣連接線位 Double pole switch with connection point	適用於電磁爐 For induction hob	-	-	-	-	-	-	-	-	-	-	1
(c)	客廳 / 飯廳 Living Room / Dining Room	門鈴 Door bell		1	1	1	1	1	1	1	1	1	1	1
		大門對講機 Door phone		1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	1	1	1	-	1	-	-	1	1	1	1
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	1	1	1	-	1	-	-	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於櫃燈 For cabinet's lighting	-	1	-	1	1	1	1	-	-	-	1
		燈掣 Lighting switch		8	8	8	6	8	6	6	8	6	6	7
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1	1
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	1	1	1
		光纖插座 Fibre Point		1	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於嵌入式雪櫃 For built-in fridge	1	1	1	1	1	1	1	1	-	-	1
		13A單位插座 13A Single socket outlet	適用於微波爐 For microwave oven	1	1	1	1	1	1	1	1	-	-	1
		13A雙位插座 13A Twin socket outlet		2	2	2	3	2	2	2	2	2	2	2
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		-	1	-	1	1	1	1	-	-	-	1
		燈位 Lighting point		4	3	4	3	3	3	3	4	2	2	2

備註：上表“-”代表不提供；“/”代表不適用。
Note：The symbol “-” as shown in the above table denotes “Not provided;” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第一座 Tower 1 (28樓 28/F)										
				單位 Flat										
				A	B	C	D	E	F	G	H	J	K	M
(d)	主人睡房 Master Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	/	/	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	–	–	–	1	–	1	1	–	/	/	–
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	–	–	–	1	–	1	1	–	/	/	–
		燈掣 Lighting switch		2	1	2	3	1	3	3	2	/	/	2
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	/	/	1
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	/	/	1
		13A單位插座 13A Single socket outlet		1	1	1	1	1	1	1	1	/	/	1
		13A雙位插座 13A Twin socket outlet		1	1	1	1	1	1	1	1	/	/	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	/	/	1
(e)	睡房 Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	/	1	/	/	/	/	1	/	/	/
		燈掣 Lighting switch		1	/	1	/	/	/	/	1	/	/	/
		電話 / 數據插座 Telephone / data outlet		1	/	1	/	/	/	/	1	/	/	/
		電視 / 電台天線插座 TV / FM outlet		1	/	1	/	/	/	/	1	/	/	/
		13A雙位插座 13A Twin socket outlet		1	/	1	/	/	/	/	1	/	/	/
		燈位 Lighting point		1	/	1	/	/	/	/	1	/	/	/
(f)	浴室 Bathroom	熔斷器的接線座 Fused spur unit	適用於鏡櫃燈 For mirror cabinet's lighting	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於抽氣扇 / 天花式抽氣扇 For ventilation fan / ceiling-mounted type ventilation fan	1	1	1	1	1	1	1	1	1	1	1
		鏡箱燈帶 Mirror cabinet light trough		1	1	1	1	1	1	1	1	1	1	1
		天花燈帶 Ceiling light trough		1	1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐恆溫控制器 Towngas water heater temperature control	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		3	2	2	2	2	2	2	2	2	2	2
		13A單位插座(連USB插座) 13A Single socket outlet (with USB outlet)		1	1	1	1	1	1	1	1	1	1	1
(g)	露台 Balcony	煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1	1

備註：上表 “–” 代表不提供；“ / ” 代表不適用。
Note：The symbol “–” as shown in the above table denotes “Not provided;” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第一座 Tower 1 (28樓 28/F)										
				單位 Flat										
				A	B	C	D	E	F	G	H	J	K	M
(h)	工作平台 Utility Platform	燈位 Lighting point		1	/	1	/	/	/	/	1	/	/	1
(i)	冷氣機平台 Air-conditioning Platform	防水雙極開關掣 Weatherproof double pole isolator	適用於冷氣機之室外機 For air-conditioner outdoor unit	2	2	2	1	2	2	1	2	1	1	1
(j)	平台 Flat Roof	13A防水插座 13A Weatherproof socket outlet		1	1	1	1	1	1	1	1	1	1	1
		防水燈掣 Weatherproof lighting switch		1	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1	1

備註：上表 “-” 代表不提供；“ / ” 代表不適用。
Note：The symbol “-” as shown in the above table denotes “Not provided; ” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第二座 Tower 2 (1樓 1/F)									
				單位 Flat									
				A	B	C	D	E	F	G	H	J	K
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1
(b)	開放式廚房 Open Kitchen	13A單位插座 13A Single socket outlet	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1
		13A雙位插座 13A Twin socket outlet		1	1	1	—	1	1	1	1	1	1
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		1	—	1	—	—	—	—	1	—	1
		來水位 Water point	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1
		去水位 Drain point		1	1	1	1	1	1	1	1	1	1
		總電掣箱 Miniature circuit breaker distribution board		1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於抽油煙機 For telescopic hood	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於廚櫃燈 For kitchen cabinet's lighting	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1
		門鈴 Door bell		1	1	1	1	1	1	1	1	1	1
(c)	客廳 / 飯廳 Living Room / Dining Room	大門對講機 Door phone		1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	1	1	1	—	1	—	—	1	1	1
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	1	1	1	—	1	—	—	1	1	1
		熔斷器的接線座 Fused spur unit	適用於櫃燈 For cabinet's lighting	—	1	—	1	1	1	1	—	1	—
		燈掣 Lighting switch		8	8	8	6	8	6	6	8	8	8
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	1	1
		光纖插座 Fibre Point		1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於嵌入式雪櫃 For built-in fridge	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於微波爐 For microwave oven	1	1	1	1	1	1	1	1	1	1
		13A雙位插座 13A Twin socket outlet		2	2	2	3	2	2	2	2	2	2
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		—	1	—	1	1	1	1	—	1	—
		燈位 Lighting point		4	3	4	3	3	3	3	4	3	4

備註：上表 “—” 代表不提供；“ / ” 代表不適用。
Note：The symbol “—” as shown in the above table denotes “Not provided; ” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第二座 Tower 2 (1樓 1/F)									
				單位 Flat									
				A	B	C	D	E	F	G	H	J	K
(d)	主人睡房 Master Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	—	—	—	1	—	1	1	—	—	—
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	—	—	—	1	—	1	1	—	—	—
		燈掣 Lighting switch		2	1	2	3	1	3	3	2	1	2
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	1	1
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet		1	1	1	1	1	1	1	1	1	1
		13A雙位插座 13A Twin socket outlet		1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1
(e)	睡房 Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	/	1	/	/	/	/	1	/	1
		燈掣 Lighting switch		1	/	1	/	/	/	/	1	/	1
		電話 / 數據插座 Telephone / data outlet		1	/	1	/	/	/	/	1	/	1
		電視 / 電台天線插座 TV / FM outlet		1	/	1	/	/	/	/	1	/	1
		13A雙位插座 13A Twin socket outlet		1	/	1	/	/	/	/	1	/	1
		燈位 Lighting point		1	/	1	/	/	/	/	1	/	1
(f)	浴室 Bathroom	熔斷器的接線座 Fused spur unit	適用於鏡櫃燈 For mirror cabinet's lighting	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於抽氣扇 / 天花式抽氣扇 For ventilation fan / ceiling-mounted type ventilation fan	1	1	1	1	1	1	1	1	1	1
		鏡箱燈帶 Mirror cabinet light trough		1	1	1	1	1	1	1	1	1	1
		天花燈帶 Ceiling light trough		1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐恆溫控制器 Towngas water heater temperature control	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		3	2	2	2	2	2	2	2	2	3
		13A單位插座(連USB插座) 13A Single socket outlet (with USB outlet)		1	1	1	1	1	1	1	1	1	1
(g)	露台 Balcony	煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	/	/	1	1	/	/	/
		熔斷器的接線座 Fused spur unit	適用於煤氣熱水爐 For gas water heater	1	1	1	/	/	1	1	/	/	/
		燈位 Lighting point		1	1	1	/	/	1	1	/	/	/

備註：上表 “—” 代表不提供；“ / ” 代表不適用。

Note：The symbol “—” as shown in the above table denotes “Not provided;” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第二座 Tower 2 (1樓 1/F)									
				單位 Flat									
				A	B	C	D	E	F	G	H	J	K
(h)	工作平台 Utility Platform	燈位 Lighting point		1	/	1	/	/	/	/	/	/	/
(i)	冷氣機平台 Air-conditioning Platform	防水雙極開關掣 Weatherproof double pole isolator	適用於冷氣機之室外機 For air-conditioner outdoor unit	2	2	2	1	2	2	1	2	2	2
(j)	平台 Flat Roof	13A防水插座 13A Weatherproof socket outlet		/	/	/	1	1	/	/	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	/	/	/	1	1	/	/	1	1	1
		熔斷器的接線座 Fused spur unit	適用於煤氣熱水爐 For gas water heater	/	/	/	1	1	/	/	1	1	1
		燈位 Lighting point		/	/	/	1	1	/	/	2	1	2

備註：上表 “-” 代表不提供；“ / ” 代表不適用。
Note：The symbol “-” as shown in the above table denotes “Not provided; ” / ” as shown in the above table denotes “Not applicable”.



22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第二座 Tower 2 (2樓至27樓 2/F - 27/F)									
				單位 Flat									
				A	B	C	D	E	F	G	H	J	K
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1
(b)	開放式廚房 Open Kitchen	13A單位插座 13A Single socket outlet	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1
		13A雙位插座 13A Twin socket outlet		1	1	1	—	1	1	1	1	1	1
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		1	—	1	—	—	—	—	1	—	1
		來水位 Water point	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1
		去水位 Drain point		1	1	1	1	1	1	1	1	1	1
		總電掣箱 Miniature circuit breaker distribution board		1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於抽油煙機 For telescopic hood	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於廚櫃燈 For kitchen cabinet's lighting	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1
		門鈴 Door bell		1	1	1	1	1	1	1	1	1	1
(c)	客廳 / 飯廳 Living Room / Dining Room	大門對講機 Door phone		1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	1	1	1	—	1	—	—	1	1	1
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	1	1	1	—	1	—	—	1	1	1
		熔斷器的接線座 Fused spur unit	適用於櫃燈 For cabinet's lighting	—	1	—	1	1	1	1	—	1	—
		燈掣 Lighting switch		8	8	8	6	8	6	6	8	8	8
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	1	1
		光纖插座 Fibre Point		1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於嵌入式雪櫃 For built-in fridge	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於微波爐 For microwave oven	1	1	1	1	1	1	1	1	1	1
		13A雙位插座 13A Twin socket outlet		2	2	2	3	2	2	2	2	2	2
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		—	1	—	1	1	1	1	—	1	—
		燈位 Lighting point		4	3	4	3	3	3	3	4	3	4

備註：1. 不設4樓、13樓、14樓及24樓。
2. 上表“—”代表不提供；“/”代表不適用。

Notes: 1. 4/F, 13/F, 14/F & 24/F are omitted.
2. The symbol “—” as shown in the above table denotes “Not provided; ” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第二座 Tower 2 (2樓至27樓 2/F - 27/F)									
				單位 Flat									
				A	B	C	D	E	F	G	H	J	K
(d)	主人睡房 Master Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	—	—	—	1	—	1	1	—	—	—
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	—	—	—	1	—	1	1	—	—	—
		燈掣 Lighting switch		2	1	2	3	1	3	3	2	1	2
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	1	1
		電視/電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet		1	1	1	1	1	1	1	1	1	1
		13A雙位插座 13A Twin socket outlet		1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1
(e)	睡房 Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	/	1	/	/	/	/	1	/	1
		燈掣 Lighting switch		1	/	1	/	/	/	/	1	/	1
		電話 / 數據插座 Telephone / data outlet		1	/	1	/	/	/	/	1	/	1
		電視 / 電台天線插座 TV / FM outlet		1	/	1	/	/	/	/	1	/	1
		13A雙位插座 13A Twin socket outlet		1	/	1	/	/	/	/	1	/	1
		燈位 Lighting point		1	/	1	/	/	/	/	1	/	1
(f)	浴室 Bathroom	熔斷器的接線座 Fused spur unit	適用於鏡櫃燈 For mirror cabinet's lighting	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於抽氣扇 / 天花式抽氣扇 For ventilation fan / ceiling-mounted type ventilation fan	1	1	1	1	1	1	1	1	1	1
		鏡箱燈帶 Mirror cabinet light trough		1	1	1	1	1	1	1	1	1	1
		天花燈帶 Ceiling light trough		1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐恆溫控制器 Towngas water heater temperature control	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		3	2	2	2	2	2	2	2	2	3
		13A單位插座(連USB插座) 13A Single socket outlet (with USB outlet)		1	1	1	1	1	1	1	1	1	1
(g)	露台 Balcony	煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1
(h)	工作平台 Utility Platform	燈位 Lighting point		1	/	1	/	/	/	/	1	/	1
(i)	冷氣機平台 Air-conditioning Platform	防水雙極開關掣 Weatherproof double pole isolator	適用於冷氣機之室外機 For air-conditioner outdoor unit	2	2	2	1	2	2	1	2	2	2

備註：1. 不設4樓、13樓、14樓及24樓。
2. 上表“—”代表不提供；“/”代表不適用。

Notes: 1. 4/F, 13/F, 14/F & 24/F are omitted.
2. The symbol “—” as shown in the above table denotes “Not provided; ” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備
FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第二座 Tower 2 (28樓 28/F)									
				單位 Flat									
				A	B	C	D	E	F	G	H	J	K
(a)	大門入口 Main Entrance	門鈴按鈕 Door bell push button		1	1	1	1	1	1	1	1	1	1
(b)	開放式廚房 Open Kitchen	13A單位插座 13A Single socket outlet	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1
		13A雙位插座 13A Twin socket outlet		1	1	1	—	1	1	1	1	1	1
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		1	—	1	—	—	—	—	1	—	1
		來水位 Water point	適用於洗衣乾衣機 For washer-dryer	1	1	1	1	1	1	1	1	1	1
		去水位 Drain point		1	1	1	1	1	1	1	1	1	1
		總電掣箱 Miniature circuit breaker distribution board		1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於抽油煙機 For telescopic hood	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於廚櫃燈 For kitchen cabinet's lighting	1	1	1	1	1	1	1	1	1	1
		煤氣接駁點 Gas connection point	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於煤氣煮食爐 For gas hob	1	1	1	1	1	1	1	1	1	1
		門鈴 Door bell		1	1	1	1	1	1	1	1	1	1
(c)	客廳 / 飯廳 Living Room / Dining Room	大門對講機 Door phone		1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	1	1	1	—	1	—	—	1	1	1
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	1	1	1	—	1	—	—	1	1	1
		熔斷器的接線座 Fused spur unit	適用於櫃燈 For cabinet's lighting	—	1	—	1	1	1	1	—	1	—
		燈掣 Lighting switch		8	8	8	6	8	6	6	8	8	8
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	1	1
		光纖插座 Fibre Point		1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於嵌入式雪櫃 For built-in fridge	1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet	適用於微波爐 For microwave oven	1	1	1	1	1	1	1	1	1	1
		13A雙位插座 13A Twin socket outlet		2	2	2	3	2	2	2	2	2	2
		13A雙位插座(連USB插座) 13A Twin socket outlet (with USB outlet)		—	1	—	1	1	1	1	—	1	—
		燈位 Lighting point		4	3	4	3	3	3	3	4	3	4

備註：上表 “—” 代表不提供；“ / ” 代表不適用。
Note：The symbol “—” as shown in the above table denotes “Not provided; ” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第二座 Tower 2 (28樓 28/F)									
				單位 Flat									
				A	B	C	D	E	F	G	H	J	K
(d)	主人睡房 Master Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	1	1	1	1	1	1	1	1	1
		雙極開關掣 Double pole switch	適用於抽氣扇 For ventilation fan	—	—	—	1	—	1	1	—	—	—
		雙極開關掣 Double pole switch	適用於煤氣熱水爐 For gas water heater	—	—	—	1	—	1	1	—	—	—
		燈掣 Lighting switch		2	1	2	3	1	3	3	2	1	2
		電話 / 數據插座 Telephone / data outlet		1	1	1	1	1	1	1	1	1	1
		電視 / 電台天線插座 TV / FM outlet		1	1	1	1	1	1	1	1	1	1
		13A單位插座 13A Single socket outlet		1	1	1	1	1	1	1	1	1	1
		13A雙位插座 13A Twin socket outlet		1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1
(e)	睡房 Bedroom	雙極開關掣 Double pole switch	適用於冷氣機之室內機 For air-conditioner indoor unit	1	/	1	/	/	/	/	1	/	1
		燈掣 Lighting switch		1	/	1	/	/	/	/	1	/	1
		電話 / 數據插座 Telephone / data outlet		1	/	1	/	/	/	/	1	/	1
		電視 / 電台天線插座 TV / FM outlet		1	/	1	/	/	/	/	1	/	1
		13A雙位插座 13A Twin socket outlet		1	/	1	/	/	/	/	1	/	1
		燈位 Lighting point		1	/	1	/	/	/	/	1	/	1
(f)	浴室 Bathroom	熔斷器的接線座 Fused spur unit	適用於鏡櫃燈 For mirror cabinet's lighting	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於抽氣扇 / 天花式抽氣扇 For ventilation fan / ceiling-mounted type ventilation fan	1	1	1	1	1	1	1	1	1	1
		鏡箱燈帶 Mirror cabinet light trough		1	1	1	1	1	1	1	1	1	1
		天花燈帶 Ceiling light trough		1	1	1	1	1	1	1	1	1	1
		煤氣熱水爐恆溫控制器 Towngas water heater temperature control	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		3	2	2	2	2	2	2	2	2	3
		13A單位插座(連USB插座) 13A Single socket outlet (with USB outlet)		1	1	1	1	1	1	1	1	1	1
(g)	露台 Balcony	煤氣接駁點 Gas connection point	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1
		熔斷器的接線座 Fused spur unit	適用於煤氣熱水爐 For gas water heater	1	1	1	1	1	1	1	1	1	1
		燈位 Lighting point		1	1	1	1	1	1	1	1	1	1

備註：上表 “—” 代表不提供；“ / ” 代表不適用。

Note：The symbol “—” as shown in the above table denotes “Not provided;” / ” as shown in the above table denotes “Not applicable”.

22 裝置、裝修物料及設備

FITTINGS, FINISHES AND APPLIANCES



機電裝置位置及數量說明表 Schedule for the Location and Number of Mechanical & Electrical Provisions

位置 Location		描述 Description		第二座 Tower 2 (28樓 28/F)									
				單位 Flat									
				A	B	C	D	E	F	G	H	J	K
(h)	工作平台 Utility Platform	燈位 Lighting point		1	/	1	/	/	/	/	1	/	1
(i)	冷氣機平台 Air-conditioning Platform	防水雙極開關掣 Weatherproof double pole isolator	適用於冷氣機之室外機 For air-conditioner outdoor unit	2	2	2	1	2	2	1	2	2	2
(j)	平台 Flat Roof	13A防水插座 13A Weatherproof socket outlet		1	1	1	1	1	/	/	1	1	1
		防水燈掣 Weatherproof lighting switch		1	1	1	1	1	/	/	1	1	1
		燈位 Lighting point		1	1	1	1	1	/	/	1	1	1

備註：上表 “-” 代表不提供；“ / ” 代表不適用。
Note：The symbol “-” as shown in the above table denotes “Not provided; ” / ” as shown in the above table denotes “Not applicable”.

23 服務協議 SERVICE AGREEMENTS

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。

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.



24 地稅

GOVERNMENT RENT

賣方(擁有人)有法律責任繳付住宅物業的地稅直至住宅物業買賣完成日(包括該日)為止。

The vendor (the owner) is liable for the Government rent of a residential property up to and including the date of completion of the sale and purchase of that residential property.



25 買方的雜項付款

MISCELLANEOUS PAYMENTS BY PURCHASER

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須向賣方(擁有人)補還水、電力及氣體的按金。
2. 在交付時，買方不須向賣方(擁有人)支付清理廢料的費用。
3. 水、電力及氣體的按金及清理廢料的費用的款額於售樓說明書印製日尚未決定。

備註：買方須向管理人而不須向賣方(擁有人)繳付水、電力及氣體的按金及清理廢料的費用。

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the vendor (the owner) for the deposits for water, electricity and gas.
2. On that delivery, the purchaser is not liable to pay to the vendor (the owner) a debris removal fee.
3. The amount of deposits for water, electricity and gas and debris removal fee is yet to be ascertained at the date on which the sales brochure is printed.

Note: The purchaser should pay to the manager instead of the vendor (the owner) the deposits for water, electricity and gas and the debris removal fee.



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

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

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

27 斜坡維修 MAINTENANCE OF SLOPES

不適用。

Not applicable.



28 修訂 MODIFICATION

沒有向政府申請中而未獲批准的批地文件的修訂。

There is no on-going application to the Government for a modification of the land grant which is not yet granted.



29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING



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。

據《建築物（規劃）規例》第23(3)(b)條不計算的總樓面面積		面積（平方米）
1.(#)	停車場及上落客貨地方（公共交通總站除外）	2161.315
2.	機房及相類設施	
2.1(#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	257.799
2.2(#)	所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	1010.834
2.3(#)	非強制性或非必要機房，例如空調機房、風櫃房等	不適用

根據聯合作業備考第1及第2號提供的環保設施		面積（平方米）
3.(#)	露台	518.380
4.(#)	加闊的公用走廊及升降機大堂	不適用
5.	公用空中花園	不適用
6.	隔聲鰭	不適用
7.	翼牆、捕風器及風斗	不適用
8.(#)	非結構預製外牆	146.280
9.(#)	工作平台	146.250
10.	隔音屏障	不適用

適意設施		面積（平方米）
11.(#)	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	14.090
12.(#)	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	653.358
13.(#)	有上蓋的園景區及遊樂場	34.250

適意設施		面積（平方米）
14.	橫向屏障/有蓋人行道、花棚	不適用
15.(#)	擴大升降機井道	42.174
16.	煙囪管道	不適用
17.(#)	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	不適用
18.(#)	強制性設施或必要機房所需的管槽、氣槽	106.944
19.(#)	非強制性設施或非必要機房所需的管槽、氣槽	不適用
20.(#)	環保系統及設施所需的機房、管槽及氣槽	不適用
21.	複式住宅單位及洋房的中空	不適用
22.(#)	伸出物，如空調機箱及伸出外牆超過750毫米的平台	40.891

其他項目		面積（平方米）
23.(#)	庇護層，包括庇護層兼空中花園	不適用
24.(#)	其他伸出物	不適用
25.	公共交通總站	不適用
26.(#)	共用構築物及樓梯	不適用
27.(#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	142.561
28.(#)	公眾通道	不適用
29.	因建築物後移導致的覆蓋面積	不適用

額外總樓面面積		面積（平方米）
30.	額外總樓面面積	不適用

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

29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING



有關建築物的環境評估



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有關發展項目的公用部分的預計能量表現或消耗的最近期資料：

第 I 部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施	1. 能源效益T5熒光燈 2. 自動照明控制 3. 能源效益電動機

第 II 部分：擬興建樓宇/部分樓宇之預計每年能源消耗量 ^(註腳1)						
發展項目類型	位置	使用有關裝置的內部樓面面積 (平方米)	基線樓宇每年能源消耗量 ^(註腳2)		擬興建樓宇每年能源消耗量	
			電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年	電力 千瓦小時 / 平方米 / 年	煤氣 / 石油氣 用量單位 / 平方米 / 年
住用發展項目	有使用中央屋宇裝備裝置的部分 ^(註腳3)	4291.26	105.05	不適用	101.97	不適用
非住用發展項目	平台 ^(註腳4) (中央屋宇裝備裝置)	450.30	151.64	不適用	145.50	不適用

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(2015年版)中的涵義相同。
4. “平台”一般指發展項目的最低部分(通常為發展項目最低15 米部分及其地庫(如適用))，並與其上的塔樓具有不同用途。對於並無明確劃分平台與塔樓的發展項目，應視整個發展項目為塔樓。

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	
裝置類型	
照明裝置	是
空調裝置	是
電力裝置	是
升降機及自動梯的裝置	是
以總能源為本的方法	不適用



29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

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.

Disregarded GFA under Building (Planning) Regulations 23(3)(b)		Area (m²)
1.(#)	Carpark and loading/unloading area excluding public transport terminus	2161.315
2.	Plant rooms and similar services	
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.	257.799
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.	1010.834
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	Not applicable
Green Features under Joint Practice Notes 1 and 2		Area (m²)
3.(#)	Balcony	518.380
4.(#)	Wider common corridor and lift lobby	Not applicable
5.	Communal sky garden	Not applicable
6.	Acoustic fin	Not applicable
7.	Wing wall, wind catcher and funnel	Not applicable
8.(#)	Non-structural prefabricated external wall	146.280
9.(#)	Utility platform	146.250
10.	Noise barrier	Not applicable
Amenity Features		Area (m²)
11.(#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	14.090
12.(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	653.358
13.(#)	Covered landscaped and play area	34.250

Amenity Features		Area (m²)
14.	Horizontal screens/covered walkways, trellis	Not applicable
15.(#)	Larger lift shaft	42.174
16.	Chimney shaft	Not applicable
17.(#)	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room	Not applicable
18.(#)	Pipe duct, air duct for mandatory feature or essential plant room	106.944
19.(#)	Pipe duct, air duct for non-mandatory or non-essential plant room	Not applicable
20.(#)	Plant room, pipe duct, air duct for environmentally friendly system and feature	Not applicable
21.	Void in duplex domestic flat and house	Not applicable
22.(#)	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall	40.891
Other Exempted Items		Area (m²)
23.(#)	Refuge floor including refuge floor cum sky garden	Not applicable
24.(#)	Other projections	Not applicable
25.	Public transport terminus	Not applicable
26.(#)	Party structure and common staircase	Not applicable
27.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA	142.561
28.(#)	Public passage	Not applicable
29.	Covered set back area	Not applicable
Bonus GFA		Area (m²)
30.	Bonus GFA	Not applicable

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.



29 申請建築物總樓面面積寬免的資料

INFORMATION IN APPLICATION FOR CONCESSION ON GROSS FLOOR AREA OF BUILDING

The Environmental Assessment of the Building



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:

Part I						
Provision of Central Air Conditioning		No				
Provision of Energy Efficient Features		Yes				
Energy Efficient Features proposed		1. Energy Efficient T5 Fluorescent Lamps 2. Automatic Lighting Control 3. Energy Efficient Motors				
Part II: The predicted annual energy use of the proposed building / part of building ^(Note 1)						
Type of Development	Location	Internal Floor Area Served (m²)	Annual Energy Use of Baseline Building ^(Note 2)		Annual Energy Use of Proposed Building	
			<u>Electricity</u> kWh / m² / annum	<u>Town Gas / LPG</u> unit / m² / annum	<u>Electricity</u> kWh / m² / annum	<u>Town Gas / LPG</u> unit / m² / annum
Domestic Development	Area served by central building services installation ^(Note 3)	4291.26	105.05	Not applicable	101.97	Not applicable
Non-domestic Development	Podium(s) ^(Note 4) (central building services installation)	450.30	151.64	Not applicable	145.50	Not applicable

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 (2015 edition).
4. “Podium(s)” normally means the lowest part of the development (usually the lowest 15m of the development and its basement, if any) carrying different use(s) from that of the tower(s) above. For development without clear demarcation between podium(s) and tower(s), the development, as a whole, should be considered as tower(s).

Part III : The following installations are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)	
Type of Installations	
Lighting Installations	Yes
Air Conditioning Installations	Yes
Electrical Installations	Yes
Lift & Escalator Installations	Yes
Performance-based Approach	Not applicable

30 有關資料 RELEVANT INFORMATION

1. 放置室外冷氣機

所有室外冷氣機(不論是服務其本身的住宅單位或其他住宅單位)放置在毗連/毗鄰部分住宅單位或部分住宅單位平台的冷氣機平台。在冷氣機平台放置室外冷氣機可能對發展項目有關的住宅單位的享用造成影響(例如熱力及噪音或其他方面)。有關室外冷氣機的位置，請參考「發展項目的住宅物業的樓面平面圖」。

2. 建築裝飾

發展項目部分住宅單位外的幕牆裝設一些建築裝飾。部分住宅單位的景觀可能受這些建築裝飾影響。此外，建築裝飾的燈光(如有的話)可能對部分住宅單位的享用造成影響。有關建築裝飾的位置，請參考「發展項目的住宅物業的樓面平面圖」。

3. 操作吊船

- a. 在管理人安排為發展項目的外牆(包括構成住宅單位一部分的幕牆結構、幕牆玻璃、窗戶、露台及工作平台)和公用地方及設施進行定期及特別安排的視察、清潔、保養、維修、改動、翻新、重建、油漆或裝飾期間，以及在視察、維修、清潔或更改放置在毗連/毗鄰部分住宅單位的冷氣機平台的室外冷氣機期間，吊船系統(不論有否連同其他裝置、設備及物料)(不論是永久或臨時裝置)可能在管理人合理地認為必要時於該段期間安裝及/或停泊於平台及/或天台，以及在住宅單位的平台及天台上空和窗、露台及工作平台外操作。
- b. 根據公共契約及管理協議的規定，管理人有權在給予合理通知後(緊急情況除外)進入發展項目中包含平台及/或天台的住宅單位(不論是否連同管理人的代理、工人及職員，也不論是否攜帶其他裝置、設備及材料)操作吊船系統，以便清潔、保養及/或維修發展項目的公用地方及設施。

4. 污水抽水系統

抽水系統用以排放發展項目的污水。抽水系統的使用可能對發展項目有關的住宅單位的享用造成影響(例如噪音或其他方面)。

5. 互授契約

該地段受一份日期為2001年10月18日在土地註冊處註冊為註冊摘要YL984676號的互授契約(「**互授契約**」)規管。

除非另有定義，否則下文使用的詞彙具有互授契約賦予的含意。

為了開發第二幅土地、第三幅土地、第四幅土地及第五幅土地，第二業主和第三業主除了其他事項外，已要求第一業主授予通過第一幅土地的若干進入和通行權，以便為將於第二幅土地、第三幅土地、第四幅土地及第五幅土地建設的發展項目服務，而第一業主已同意按照互授契約的規定授予進入和通行權等。

互授契約第4(b)條

互授契約第4(b)條規定如下：-

「為了第三幅土地的利益和適當享用之目的，第一業主特此向第三業主及第三幅土地當時的業主、其繼承人及受讓人授予：

- (i) 第三幅土地當時的業主、其租戶、僕人、訪客、工人及獲彼等正式授權的所有人等(與第一業主、第二業主及獲其任何一方正式授權的所有人等一樣)不時、隨時及此後在日間和晚間為了任何目的而往返、經過、通過或越過公用道路的充分、自由及不受干擾的權利，不論是否駕駛任何一類車輛、不論是否攜帶寵物，也不論是否攜帶工具、設備、機器及建築材料；第三業主及第三幅土地當時的業主可於2047年6月30日屆滿的年期內持有本第4(b)(i)條所授予的權利及自由，以適當地享用第三幅土地。

- (ii) 第三業主及第三幅土地當時的業主充分及不受干擾的權利及自由：

- (1) 利用公用系統及(如適用)有關的連接副系統，取得從有關的公用設施主要公共供應點通過第一幅土地向第三幅土地供應及輸送的公用設施；
- (2) 利用公用系統及(如適用)有關的連接副系統將雨水及已處理的排出物及污水從第三幅土地通過第一幅土地排放至第六幅土地，或(按政府指示)利用公用系統及(如適用)有關的連接副系統將雨水及未經處理的排出物及污水從第三幅土地通過第一幅土地排放至公共污水渠；
- (3) 不時進入第一幅土地，以視察、運作、清潔、維修及保養服務第三幅土地的公用系統及有關的連接副系統，以及向第三幅土地提供公用設施及從第三幅土地排放雨水及已處理或未經處理的排出物及污水所須的儀器及設備，但須盡可能將損壞減少及修復所有損壞；
- (4) 如情況需要，不時為了本(b)款第(1)至第(3)段所述之任何目的而非任何其他目的進入及開闢第一幅土地，但不得對第一幅土地造成任何不必要的損壞，且每當開闢後須盡快將路面修復，

第三業主及第三幅土地當時的業主可於2047年6月30日屆滿的年期內持有本第4(b)(ii)條所授予的權利及自由，以適當地享用第三幅土地。

- (iii) 充分及不受干擾的權利及自由通過公用道路的進入權和通過公用系統及(如適用)有關的連接副系統的通行權，可從本契約夾附的位置圖顯示及標示的D及E點(通過F點)之間，分別前往各公用設施主要公共供應點及位於喉管路線的第六幅土地，以及就這方面，充分的權利及自由不時：

- (1) 進入第一幅土地以鋪設與所述D及E點(通過F點)之間的邊界毗鄰的部分公用道路；
- (2) 進入第一幅土地以拆卸位於所述D及E點(通過F點)之間的邊界或所述邊界與公用道路之間的屋苑圍牆及其他構築物；
- (3) 進入及開闢第一幅土地以鋪設連接副系統，從而連接公用系統和連接位於所述D及E點(通過F點)之間的第三幅土地；
- (4) 進入及開闢第一幅土地以擴大及/或提升公用系統，並在必要時鋪設額外及/或作替代的進水喉管、電纜、設備與裝置及排放喉管、排水渠、設備與裝置，藉以具備足夠能力在使用尺寸及用料由第三業主決定的喉管、電纜、排水渠、設備與裝置下為第三幅土地服務；
- (5) 進入第一幅土地以便通過所述D及E點(通過F點)之間的邊界，將公用系統及/或連接副系統連接至第三幅土地；及
- (6) 進入第一幅土地以便在該幅土地上搭建為第三幅土地提供每類公用設施合理所須的儀器及設備(包括但不限於私人檢測錶)，

但須盡可能將對第一幅土地造成的損壞減少及修復所有損壞；第三業主及第三幅土地當時的業主可於2047年6月30日屆滿的年期內持有本第4(b)(iii)條所授予的權利及自由，以適當地享用第三幅土地。」

30 有關資料 RELEVANT INFORMATION

互授契約第9(b)條

互授契約第9(b)條規定如下：-

「為了第一幅土地在所有時候的利益及保障和約束第三幅土地之目的，第三業主特此共同及個別地向第一業主及第一幅土地當時的業主承諾：

- (i) 承擔和支付擴大及/或提升公用系統的全部費用，以及將額外的進水喉管、電纜、排水渠、設備與裝置及排放喉管、排水渠、設備與裝置鋪設至第三幅土地或由該幅土地起鋪設的全部費用；
- (ii) 承擔和支付鋪設連接副系統的全部費用，以便將公用系統連接至第4(b)條所述的第一幅土地邊界的有關部分從而進出第三幅土地；
- (iii) 承擔和支付將有關的連接副系統連接至第三幅土地的全部維修、保養、鋪設及重鋪費用。

但在完成銷售第三幅土地及其發展項目的不分割份數和簽妥第三幅土地及其發展項目的公共契約後，第三業主在本第9(b)條的義務應由第三幅土地及其發展項目當時的業主承擔，而且第三業主在本第9(b)條的責任應予以終止。」

互授契約第12條

互授契約第12條規定如下：-

「為了第一幅土地在所有時候的利益及保障和約束第三幅土地、第四幅土地和第五幅土地之目的，第三業主特此共同及個別地向第一業主及第一幅土地當時的業主承諾如下：

- (a) 由第三幅土地、第四幅土地和第五幅土地任何發展項目各自的開始施工日期起(但須於有關日期之前)，向第一幅土地當時的業主或其管理人支付和分擔管理費用的一個分數數額，而該分數數額的：
 - (i) 分子是該發展項目所位處的第三幅土地、第四幅土地或第五幅土地(視情況而定)的約定數字，除以
 - (ii) 以下各項總數的分母：
 - (1) 第一幅土地的約定數字；
 - (2) 第二幅土地的約定數字(若已展開建築工程)；
 - (3) 第三幅土地的約定數字(若已展開建築工程)；
 - (4) 第四幅土地的約定數字(若已展開建築工程)；及
 - (5) 第五幅土地的約定數字(若已展開建築工程)。
- (b) 按照有關發展項目的有關公共契約，促使第三幅土地、第四幅土地或第五幅土地的發展項目當時的業主由合格證明書或轉讓同意書的日期(以較早日期為準)起，向第一幅土地當時的業主或其管理人支付和分擔管理費用的有關分數數額或(視情況而定)有關比例。
- (c) 在完成銷售第三幅土地、第四幅土地或第五幅土地有關發展項目的不分割份數和簽妥有關發展項目所述的公共契約後，第三業主就該發展項目支付有關分數數額或(視情況而定)有關比例的義務應予以終止，而該項義務應由該發展項目當時的業主承擔，但先前違反本契約而不支付任何管理費用分擔額的情況除外。
- (d) 在每個發展項目各自以下兩個日期後30天內，以書面方式通知第一業主或屋苑的管理人：-
 - (1) 開始施工日期；及
 - (2) 合格證明書或轉讓同意書的日期(以較早日期為準)。」

互授契約第13(b)條

互授契約第13(b)條規定如下：-

「為了第一幅土地在所有時候的利益及保障和約束第三幅土地之目的，第三業主特此共同及個別地向第一業主及第一幅土地當時的業主承諾，其將於有關日期起向第一幅土地當時的業主或其管理人支付及分擔管理費用的一個分數數額，而該分數數額的：

- (i) 分子是第三幅土地的發展項目總樓面面積，除以
- (ii) 以下各項總數的分母：
 - (1) 第一幅土地的屋苑全部總樓面面積；
 - (2) 第二幅土地的發展項目全部總樓面面積；
 - (3) 第三幅土地的發展項目全部總樓面面積；
 - (4) 第四幅土地的發展項目全部總樓面面積；及
 - (5) 第五幅土地的發展項目全部總樓面面積。

但在完成銷售第三幅土地及其發展項目的不分割份數和簽妥第三幅土地及其發展項目的公共契約後，第三業主在本第13(b)條的義務應由第三幅土地及其發展項目當時的業主承擔，而且第三業主在本第13(b)條的責任應予以終止。

再者，倘若第三業主已按照本契約第15(a)條的規定，以明確解除的方式取消根據本契約授予第三幅土地的地役權，則已被取消及解除地役權的該發展項目當時的業主此後無須支付管理費用任何分擔額，而本第13(b)條的(ii)(1)、(2)、(3)、(4)及(5)款的提述應作出修訂，以便在計算時不包括該發展項目的總樓面面積。」

互授契約第14條

互授契約第14條規定如下：-

「為了應付上述責任和本契約第11、12和13條所述的付款，以及為了第一幅土地在所有時候的利益及保障和分別約束第二幅土地、第三幅土地、第四幅土地和第五幅土地之目的，第二和第三業主個別地向第一業主和第一幅土地當時的業主作出承諾如下：-

- (a) 在開始施工日期之後60天內，位於第二幅土地、第三幅土地、第四幅土地及第五幅土地的發展項目當時的有關業主應向第一幅土地當時的業主或其管理人支付由開始施工日期起至第一幅土地的管理預算財政期結束的一段期間的管理費用預算當中的有關分數數額(及其後的有關比例)，其後應於第一幅土地的管理預算每一個財政期展開後30天內支付。然而，如果另一個發展項目的開始施工日期是在上述任何期間之內，因而導致該其他發展項目當時的業主應作出分擔，或如果支付管理費用後有任何盈餘，則超出的金額應予以結轉，而且應對其後財政期到期應繳的金額作出調整。
- (b) 如果第一幅土地當時的業主或其管理人從第二幅土地、第三幅土地、第四幅土地及第五幅土地當時的業主或任何一名業主收到的管理費用年度分擔額，在屋苑任何財政年度不足以支付所有管理費用，第一幅土地當時的業主或其管理人可要求第二幅土地、第三幅土地、第四幅土地及第五幅土地當時的有關業主作出分擔，而該等業主應向第一幅土地當時的業主或其管理人額外支付有關分數數額或(視情況而定)有關比例。
- (c) 除了上述的年度付款外，第二幅土地、第三幅土地、第四幅土地及第五幅土地當時的有關業主應向第一幅土地當時的業主或其管理人支付第一幅土地當時的業主或其管理人可能決定的額外金額的有關分數數額或(視情況而定)有關比例，作為公用道路、公用系統及(如適用)地下排水設施所有主要維修、更換及翻新費用，以及其他費用及支出。

30 有關資料

RELEVANT INFORMATION



- (d) 在向有關發展項目的管理人發出書面通知後30天內，如果有關發展項目當時的業主仍未支付任何到期的管理費用或分擔額及所須的額外金額，該等業主應支付利息。
- (e) 第一幅土地的認可人士(在《建築物條例》定義)簽署述明屋苑全部總樓面面積(如建築圖則所顯示)的證明書，以及有關發展項目的認可人士(在《建築物條例》定義)簽署述明該發展項目全部總樓面面積(如建築圖則所顯示)的證明書，應作為確定有關發展項目有關比例的最終憑證。
- (f) 第一幅土地的管理人的董事總經理或主理合夥人或獨資經營者簽署述明已產生的管理費用金額的證明書，應在任何法律程序中獲接納為證據，應作為其所述事實的表面證據而無須進一步證明。
- (g) 在出售某個發展項目不分割份數及簽署有關該發展項目的公共契約後，第二業主或(視情況而定)第三業主及每個有關發展項目當時的業主應委任一名管理人，以便向第一幅土地的管理人收取任何有關本契約的通知或傳訊令狀。有關發展項目的管理人應當作有關發展項目當時的業主收取該等通知或傳訊令狀。
- (h) 在不損害第一幅土地當時的業主的權利下，為了要求、收集及收取有關發展項目當時的業主應支付的管理費用的有關分數數額或(視情況而定)有關比例，以及為了代表第一幅土地當時的業主採取法律程序以強制執行本契約的條款及條件，第一幅土地的管理人應當作第一幅土地當時的業主的代理。」

備註：

1. 請參閱在本節最後部分的附於「互授契約」的位置圖。
2. 詳情請參考「互授契約」。「互授契約」全份文本已備於售樓處，在開放時間可供免費查閱，並可在支付必要的影印費用後獲取副本。

30 有關資料 RELEVANT INFORMATION

1. Placing of air-conditioning outdoor units

All air-conditioning outdoor units (either serving its own residential unit or other residential unit(s)) are placed on the air-conditioning platform(s) adjacent to/adjoining some residential units or on the flat roof(s) of some residential units. The placing of air-conditioning outdoor units on the air-conditioning platform(s) may affect the enjoyment of the relevant residential units of the development in terms of heat and noise or other aspects. For the locations of the air-conditioning outdoor units, please refer to the “Floor Plans of Residential Properties in the Development”.

2. Architectural features

Some architectural features are installed outside the curtain walls of some residential units of the development. The views of some residential units may be affected by these architectural features. Also, the illumination (if any) of the architectural features may affect the enjoyment of some residential units. For the locations of the architectural features, please refer to the “Floor Plans of Residential Properties in the Development”.

3. Operation of gondola

- a. During the regular and specially arranged inspection, cleaning, maintenance, repairing, altering, renewing, rebuilding, painting or decorating of the external walls (including the curtain wall structures, glass of curtain walls, windows, balconies and utility platforms forming part of a residential unit) and the Common Areas and Facilities of the development, and also during the inspection, repairing, cleaning or change of the air-conditioning outdoor unit(s) placed on the air-conditioning platform(s) adjacent to/adjoining some residential units, as arranged by the Manager, the gondola system (with or without other appliances, equipment and materials) (whether its installation is permanently or temporarily) may be installed and/or parked on the flat roof(s) and/or roof(s) and operated in the airspace directly above the flat roof(s) and/or roof(s) as well as outside the windows, balconies and utility platforms of the residential units during such periods as the Manager may reasonably consider necessary.
- b. Under the Deed of Mutual Covenant incorporating Management Agreement, the Manager shall have the right, upon reasonable notice (except in an emergency), to access into those residential units consisting flat roof(s) and/or roof(s) in the development (with or without the Manager's agents, workmen and staff and with or without other appliances, equipment and materials) for operating the gondola system for cleaning, maintaining and/or repairing the Common Areas and Facilities of the development.

4. Sewage Pumping System

Pumping system is used to discharge sewage of the development. The use of the pumping system may affect the enjoyment of the relevant residential units of the development in terms of noise or other aspects.

5. Deed of Mutual Grant

The Lot is subject to a Deed of Mutual Grant dated 18th October 2001 registered in the Land Registry by Memorial No.YL984676 (the “DMG”).

Unless otherwise defined, capitalised terms below have the meaning given to them under the DMG.

For the purposes of developing the Second Land, Third Land, Fourth Land and Fifth Land, the Second Owner and Third Owners have, inter alia, requested the First Owners to grant to them certain access and wayleave through the First Land to serve the developments to be constructed on the Second Land, Third Land, Fourth Land and Fifth Land, and the First Owners have agreed so to do under the DMG.

Clause 4(b) of the DMG

Clause 4(b) of the DMG provides as follows:-

“The First Owners hereby grant unto the Third Owners and the owners for the time being of the Third Land, their successors and assigns for the benefit and proper enjoyment of the Third Land:

- (i) the full free and uninterrupted right for the owners for the time being of the Third Land, their tenants, servants, visitors, workmen and all persons duly authorised by them (in common with the First Owners and the Second Owner and all persons duly authorised by any of them) from time to time and at all times and for all purposes thereafter by day and by night to pass and repass on along, or through over the Common Road with or without vehicles of any description and with or without pets and with or without tools, equipment, machinery and building materials TO HOLD the rights and liberties hereto granted under this clause 4(b)(i) unto the Third Owners and the owners for the time being of the Third Land for their proper enjoyment of the Third Land for a term expiring on 30th June 2047.
- (ii) the full and uninterrupted right and liberty for Third Owners and the owners for the time being of the Third Land:
 - (1) to obtain and to convey supply of Utilities from the relevant Utilities main public supply points across the First Land by the Common System and (if applicable) the relevant Connecting Sub-System to the Third Land;
 - (2) to discharge rainwater and treated effluent and sewage from the Third Land through the First Land by the Common System and (if applicable) the relevant Connecting Sub-System to the Sixth Land or (at the direction of the Government), to discharge rainwater and untreated effluent and sewage from the Third Land across the First Land by the Common System and (if applicable) the relevant Connecting Sub-System to the public sewage drains;
 - (3) to enter upon the First Land from time to time for the purpose of inspecting, operating, cleansing, repairing and maintaining the Common System and the relevant Connecting Sub-System for the Third Land, and the apparatus and equipment required for the supply of Utilities to the Third Land and discharge of rainwater and treated or untreated effluent and sewage from the Third Land doing thereby as little damage as possible and making good all damages done;
 - (4) to enter into the First Land and to open up the First Land from time to time for any of the purposes described in paragraphs (1) to (3) of this subclause (b) as occasion may require but not for any other purpose whatsoever doing no unnecessary damage to the First Land and restoring the surface whenever opened up as soon as may be,

TO HOLD the rights and liberties hereto granted under this clause 4(b)(ii) unto the Third Owners and the owners for the time being of the Third Land for their proper enjoyment of the Third Land for a term expiring on 30th June 2047.

- (iii) the full and uninterrupted right and liberty to have access through the Common Road and wayleave through the Common System and (if applicable) the relevant Connecting Sub-System from between the points D & E through F shown and marked on the location plan hereto annexed to the respective Utilities main public supply points and to the Sixth Land at the Piping Route respectively, and in this regard, the full right and liberty from time to time:

30 有關資料 RELEVANT INFORMATION

- (1) to enter into the First Land for the purpose of paving portion of the Common Road adjoining that part of the boundary between the said points D & E through F;
- (2) to enter upon the First Land for the purpose of demolishing the fence wall and other structures of the Estate on that part of the boundary between the said points D & E through F or between the said boundary and the Common Road;
- (3) to enter into the First Land and to open up the First Land for the purpose of laying the Connecting Sub-System to connect the Common System and to the Third Land at between the said points D & E through F;
- (4) to enter into the First Land and to open up the First Land for the purpose of enlarging and/or upgrading the Common System and if necessary, to lay intake pipes, cables, equipments and devices and discharge pipes, drains, equipments and devices in addition and/or in substitution to enable sufficient capacity exist to serve the Third Land using pipes, cables, drains, equipments and devices of such size and material as the Third Owners shall determine;
- (5) to enter upon the First Land for the purpose of connecting the Common System and/or the Connecting Sub-System through that part of the boundary between the said points D & E through F to the Third Land, and
- (6) to enter into the First Land to erect on the First Land such apparatus and equipment (including but not limited to private check meters) as are reasonably required for the supply of each of the Utilities to the Third Land,

all doing as little damage as possible and making good all damages to the First Land so done, TO HOLD the rights and liberties hereto granted under this clause 4(b)(iii) unto the Third Owners and the owners for the time being of the Third Land for their proper enjoyment of the Third Land for a term expiring on 30th June 2047.”

Clause 9(b) of the DMG

Clause 9(b) of the DMG provides as follows:-

“The Third Owners hereby covenant jointly and severally with the First Owners and the owners for the time being of the First Land for the benefit and protection of the First Land at all times to the intent and so as to bind the Third Land:

- (i) to bear and pay the entire costs for enlarging and/or upgrading the Common System and the entire costs for laying additional intake pipes, cables, drains, equipments and devices and additional discharge pipes, drains, equipments and devices to and from the Third Land;
- (ii) to bear and pay the entire costs for laying the Connecting Sub-System to connect the Common System with the relevant part or parts of boundary of the First Land described in clause 4(b) for access to and from the Third Land;
- (iii) to bear and pay the entire costs for repairing, maintaining, laying and relaying the relevant Connecting Sub-System to the Third Land.

PROVIDED THAT upon the sale of undivided shares in the Third Land and the Development thereon and the due execution of the Deed of Mutual Covenant of the Third Land and the Development thereon, the obligations of the Third Owners under this clause 9(b) shall be undertaken by the owners for the time being of the Third Land and the Development thereon and the Third Owners’ liabilities under this clause 9(b) shall cease.”

Clause 12 of the DMG

Clause 12 of the DMG provides as follows:-

“The Third Owners hereby jointly and severally covenant with the First Owners and the owners for the time being of the First Land for the benefit and protection of the First Land at all times to the intent and so as to bind the Third Land, the Fourth Land and the Fifth Land as follows:

- (a) As from the respective Construction Commencement Date of a Development in any of the Third Land, Fourth Land, and Fifth Land but prior to the Relevant Date, to pay and contribute to the owners for the time being of the First Land or their Manager a fraction of the Maintenance Costs with:
 - (i) the nominator being the Agreed Figure for the Third Land, Fourth Land or Fifth Land (as the case may be) where that Development is to be located divided by
 - (ii) the denominator being the aggregate of:
 - (1) Agreed Figure for the First Land;
 - (2) Agreed Figure for the Second Land if Construction Works have commenced;
 - (3) Agreed Figure for the Third Land if Construction Works have commenced;
 - (4) Agreed Figure for the Fourth Land if Construction Works have commenced; and
 - (5) Agreed Figure for the Fifth Land if Construction Works have commenced.
- (b) To procure under the relevant deed of mutual covenant of the Development concerned that the owners for the time being of the Development in the Third Land, Fourth Land or Fifth Land shall from the date of the Certificate of Compliance or Consent to Assign (whichever is earlier) pay and contribute to the owners for the time being of the First Land or their Manager the Relevant Fraction or (as the case may be) Relevant Proportion of the Maintenance Costs.
- (c) Upon the sale of undivided shares in the relevant Development on the Third Land, Fourth Land or Fifth Land and the due execution of the said deed of mutual covenant of the Development concerned, the obligations of the Third Owners for payment of the Relevant Fraction or (as the case may be) Relevant Proportion in respect of that Development shall cease which obligation shall be undertaken by the owners for the time being of that Development save in respect of any antecedent breaches of this Deed as to non-payment of contribution towards Maintenance Costs.
- (d) To notify the First Owners or the Managers of the Estate in writing within 30 days after the following 2 respective dates for each Development:-
 - (1) the Construction Commencement Date and
 - (2) the date of Certificate of compliance or Consent to Assign (whichever is the earlier).”

Clause 13(b) of the DMG

Clause 13(b) of the DMG provides as follows:-

“The Third Owners hereby covenant jointly and severally with the First Owners and the owners for the time being of the First Land for the benefit and protection of the First Land at all times to the intent and so as to bind the Third Land that as from the Relevant Date, it shall pay and contribute to the owners for the time being of the First Land or their Manager a fraction of the Maintenance Costs with:

- (i) the nominator being the GFA of the Development on the Third Land, divided by
- (ii) the denominator being the aggregate of
 - (1) total GFA of the Estate in the First Land;
 - (2) total GFA of the Development on the Second Land;
 - (3) total GFA of the Development on the Third Land;
 - (4) total GFA of the Development on the Fourth Land; and
 - (5) total GFA of the Development on the Fifth Land.

30 有關資料 RELEVANT INFORMATION

PROVIDED THAT upon the sale of undivided shares in the Third Land and the Development thereon and the due execution of the Deed of Mutual Covenant of the Third Land and the Development thereon, the obligations of the Third Owners under this clause 13(b) shall be undertaken by the owners for the time being of the Third Land and the Development thereon and the Third Owners' liabilities under this clause 13(b) shall cease.

AND PROVIDED FURTHER THAT where the Third Owners have extinguished the easements granted hereunder for the Third Land by express release in accordance with clause 15(a) hereof, then the owners for the time being of the Development whose easements have been so extinguished and released shall henceforth not be required to pay any contribution for Maintenance Costs, and reference in sub-subclauses (1), (2), (3), (4) and (5) of subclause (ii) of this clause 13(b) shall be amended by excluding the GFA for that Development in the calculation."

Clause 14 of the DMG

Clause 14 of the DMG provides as follows:-

"To cover the above liability and payment described in clauses 11, 12 and 13 hereof, the Second and the Third Owners severally covenants with the First Owners and the owners for the time being of the First Land for the benefit and protection of the First Land at all times to the intent and so as to bind the Second Land, the Third Land, the Fourth Land and the Fifth Land respectively, as follows:-

- (a) The relevant owners for the time being of the Second Land, Third Land, Fourth Land and Fifth Land to which Development(s) is/are located shall within 60 days after the relevant Construction Commencement Date, pay to the owners for the time being of the First Land or their Manager the Relevant Fraction (and thereafter the Relevant Proportion) of the estimated Maintenance Costs for the period from the Construction Commencement Date up to the end of the financial period of the management budget of the First Land, and thereafter within 30 days after the commencement of each financial period of the management budget of the First Land; provided that if there is Construction Commencement Date for another Development within any of the aforesaid period, which thereby results in contribution by owners for the time being of that other Development, or if there is any surplus after payment of the Maintenance Costs, then the excess amount shall be carried forward and adjustment be made from the amount thereafter to become due for the subsequent financial period.
- (b) If the yearly contributions of the Maintenance Costs received by the owners for the time being of the First Land or their Manager from the owners for the time being of the Second Land, Third Land, Fourth Land, Fifth Land or any of them are not sufficient to cover all of the Maintenance Costs in any financial year of the Estate, the owners for the time being of the First Land or their Manager may call for contributions from the said relevant owners for the time being of the Second Land, Third Land, Fourth Land and Fifth Land who shall pay to the owners for the time being of the First Land or their Manager additional payments in the Relevant Fractions or (as the case may be) Relevant Proportions.
- (c) In addition to the yearly payments as aforesaid, the said relevant owners for the time being of the Second Land, Third Land, Fourth Land and Fifth Land shall pay to the owners for the time being of the First Land or their Manager the Relevant Fraction or (as the case may be) Relevant Proportion of all the additional sums as the owners for the time being of the First Land or their manager may decide for the costs and all major repairs, replacement, and renovation and other costs and expenses attributable to the Common Road, Common System and (if applicable) the Underground Drainage Facilities.
- (d) If any Maintenance Costs due or contributions and additional sums required from the owners for the time being of the relevant Development has not been paid within 30 days after notice in writing having been given to the Manager of the relevant Development, such owners shall further pay Interest.

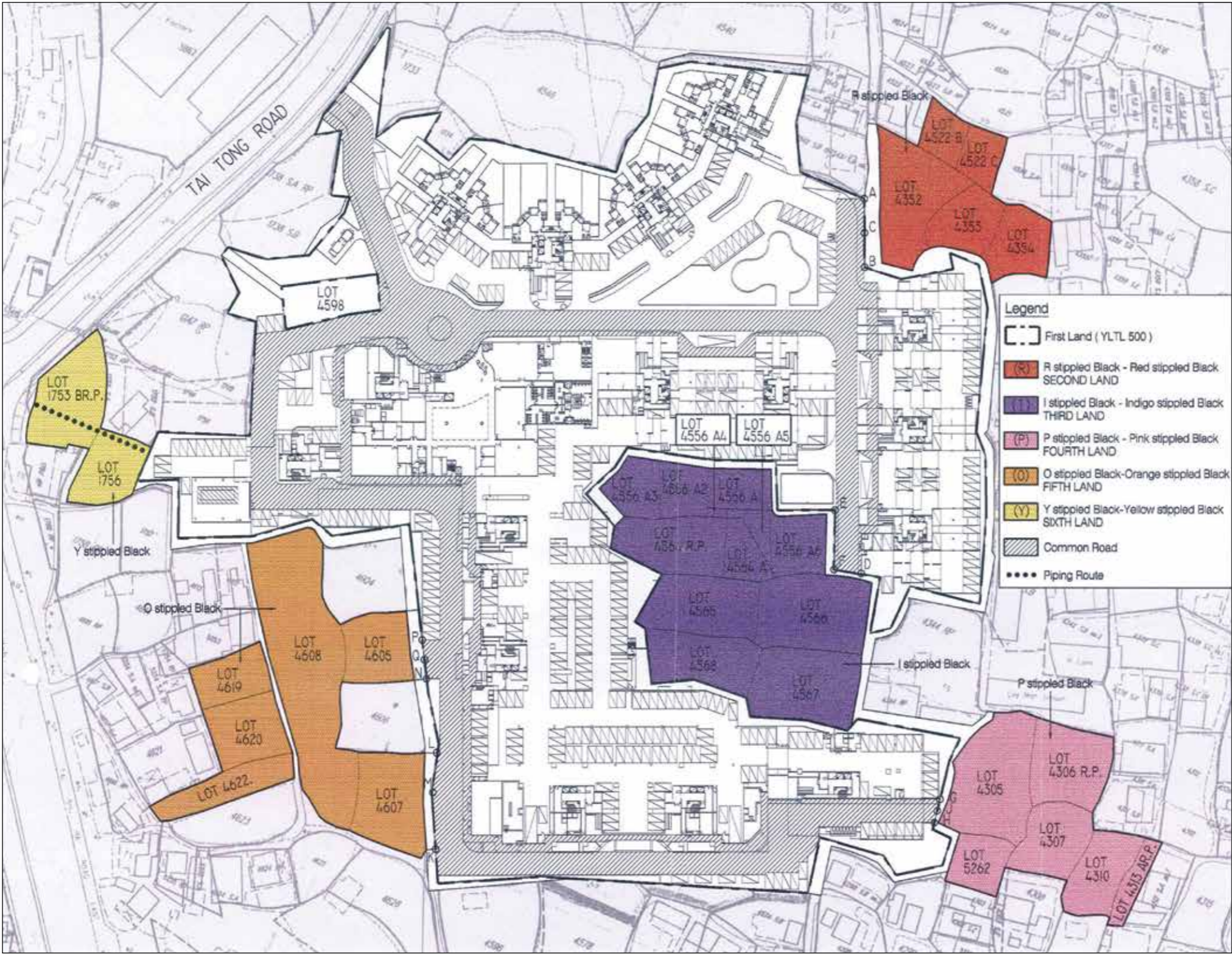
- (e) A certificate in writing signed by the Authorized Person (as defined under the Buildings Ordinance) of the First Land stating the total GFA of the Estate as shown in the approved building plans, and a certificate in writing signed by the Authorised Person (as defined under the Buildings Ordinance) of the relevant Development stating the total GFA of that Development as shown in the approved building plans shall be conclusive evidence for the purpose of defining the Relevant Proportion for the relevant Development.
- (f) A certificate in writing signed by the managing director or managing partner or the sole proprietor of the Manager of the First Land stating the amount of Maintenance Costs incurred, shall be admissible in evidence in any proceedings as prima facie evidence of the facts stated therein without further proof.
- (g) Upon sale of undivided shares in a Development and execution of the relevant deed of mutual covenant for that Development, the Second Owner or (as the case may be) the Third Owners and the owners for the time being of each relevant Development shall appoint a Manager for the purpose of receiving from the Manager of the First Land any notice or writ of summons relating to this Deed. The Manager of the relevant Development shall be deemed to have authority to receive such notice or writ of summons on behalf of the owners for the time being of the relevant Development.
- (h) Without prejudice to the rights of the owners for the time being of the First Land, the Manager of the First Land shall be deemed to be the agents for the owners for the time being of the First Land for the purposes of demanding, collecting and receiving the Relevant Fraction or (as the case may be) the Relevant Proportion of the Maintenance Costs payable by the owners for the time being of the relevant Development and for the purpose of taking proceedings on behalf of the owners for the time being of the First Land to enforce the terms and conditions of this Deed."

Notes:

1. Please refer to the location plan annexed to the DMG at the end of this section.
2. For full details, please refer to the DMG. Full script of the DMG is available for free inspection upon request at the sales office during opening hours and copies of the DMG can be obtained upon paying necessary photocopying charges.

30 有關資料
RELEVANT INFORMATION

附於「互授契約」的位置圖 Location plan annexed to the Deed of Mutual Grant



圖例 Legends

- 第一幅土地 (元朗市地段第500號)
First Land (YLTL500)
- 紅色加黑點 第二幅土地
Red stippled Black SECOND LAND
- 靛藍色加黑點 第三幅土地
Indigo stippled Black THIRD LAND
- 粉紅色加黑點 第四幅土地
Pink stippled Black FOURTH LAND
- 橙色加黑點 第五幅土地
Orange stippled Black FIFTH LAND
- 黃色加黑點 第六幅土地
Yellow stippled Black SIXTH LAND
- 公用道路
Common Road
- 喉管路線
Piping Route

地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的一些資料

SOME INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT

1. 買方須於正式買賣合約下與賣方協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽立轉讓契之前，以任何方式或訂立任何協議，以達至提名任何人士接受轉讓正式買賣合約所指定的住宅物業或停車位，或轉讓該住宅物業或停車位，或轉移該住宅物業或停車位的正式買賣合約的權益。
 2. 如正式買賣合約的買方有此要求，並獲賣方(按其自己的酌情決定)同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百份之五的款項。同時買方亦須額外付予賣方或付賣方(視屬何情況而定)全部就取消該正式買賣合約須付之律師費、收費及代墊付費用(包括任何須繳付之印花稅)。
 3. 賣方將會支付或已經支付(視屬何情況而定)由批地文件之日期起直至有關個別買方簽署轉讓契之日(包括簽署轉讓契當日)止，所有有關該正在興建的發展項目所處地段的地稅。
 4. 已簽署正式買賣合約的買方有權要求獲得一份有關完成興建發展項目所需的建築費用及專業費用總額的最新資料，以及直至該要求提出時的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於該要求提出及在支付不超過港幣一百元象徵式費用後獲得提供該資料的副本。
 5. 公契已包含以下條文規定賣方遵守及符合互授契約第9(b)、12、13(b)及14條：
公契附件三第44(b)條規定：-
「每位業主(包括首位業主)及管理人須遵守及符合互授契約第9(b)、12、13(b)及14條，並根據該些條款繳付款項或分擔費用。」
1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase (“ASP”) to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the ASP, sub-sell that Residential Unit or Parking Space or transfer the benefit of the ASP of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
 2. If the Vendor, at the request of the purchaser under an ASP, agrees (at its own discretion) to cancel the ASP or the obligations of the purchaser under the ASP, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the ASP and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the ASP.
 3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.
 4. The purchaser who has signed an ASP has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
 5. The following provisions have been incorporated in the Deed of Mutual Covenant requiring the Vendor to observe and comply with Clauses 9(b), 12, 13(b) and 14 of the Deed of Mutual Grant:
Clause 44(b) under the Third Schedule to the DMC stipulates that:-
“Each Owner (including the First Owner) and the Manager shall observe and comply with Clauses 9(b), 12, 13(b) and 14 of the Deed of Mutual Grant and to make such payment or contribution pursuant thereto.”



賣方就發展項目指定的互聯網網站的網址：

The address of the website designated by the vendor for the development：

www.reachsummit.com.hk

發展項目及其周邊地區日後可能出現改變。 There may be future changes to the development and the surrounding areas.

本售樓說明書印製日期：2018年9月26日。 Date of printing of this Sales Brochure：26th September 2018.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2018年12月24日 24th December 2018	15	更新發展項目的所在位置圖。 Update the location plan of the development.
	19	修訂發展項目的布局圖。 Revise the layout plan of the development.
	20 – 31	修訂發展項目的住宅物業的樓面平面圖及相關之樓面平面圖圖例。 Revise the floor plans of residential properties in the development and the corresponding legends of floor plans.
	38	更新發展項目中的停車位的樓面平面圖。 Update the floor plans of parking spaces in the development.
	67 – 68	更新立面圖。 Update the elevation plans.
	69	修訂發展項目中的公用設施的資料 Revise the information on common facilities in the development.
	79	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2019年3月22日 22nd March 2019	15	更新發展項目的所在位置圖。 Update the location plan of the development.
	19	修訂發展項目的布局圖。 Revise the layout plan of the development.
	20, 22, 24, 26, 28, 30	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	35	修訂發展項目中的住宅物業的面積。 Update the area of residential properties in the development.
	67 – 68	更新立面圖。 Update the elevation plans.
	87, 95	修訂裝置、裝修物料及設備的資料。 Revise the information of fittings, finishes and appliances.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2019年6月19日 19th June 2019	15	更新發展項目的所在位置圖。 Update the location plan of the development.
	19	修訂發展項目的布局圖。 Revise the layout plan of the development.
	20, 22, 24, 26, 28, 30	修訂發展項目的住宅物業的樓面平面圖。 Revise the floor plans of residential properties in the development.
	32	修訂發展項目中的住宅物業的面積。 Update the area of residential properties in the development.

檢視 / 修改日期 Examination / Revision Date	所作修改 Revision Made	
	頁次 Page Number	所作修改 Revision Made
2019年9月17日 17th September 2019	15	更新發展項目的所在位置圖。 Update the location plan of the development.

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