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DOWN TOWN

SALES BROCHURE

售樓說明書

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

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

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

- Read the Government land grant and the DMC (or the draft DMC). Information such as ownership of the rooftop and external walls can be found in the DMC. The vendor will provide copies of the Government land grant and the DMC (or the draft DMC) at the place where the sale is to take place for free inspection by prospective purchasers.
- Check the Government land grant on whether individual owners are liable to pay Government rent.
- Check the DMC on whether animals can be kept in the residential property.

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

[2] According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following-
(i) the external dimensions of each residential property;
(ii) the internal dimensions of each residential property;
(iii) the thickness of the internal partitions of each residential property;
(iv) the external dimensions of individual compartments in each residential property.
According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.
- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5 % of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors' firm responsible for stakeholding purchasers' payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.
- Handing over date
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document/a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated material date as stipulated in the ASP.
    - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or

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

- ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.

- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

- Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:
    - ➢ strike or lock-out of workmen;
    - ➢ riots or civil commotion;
    - ➢ force majeure or Act of God;
    - ➢ fire or other accident beyond the vendor's control;
    - ➢ war; or
    - ➢ inclement weather.
  - The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.
  - The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.
- Ask the vendor if there are any questions on handing over date.

For first-hand completed residential properties

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts -

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

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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NOTES TO PURCHASERS OF FIRST-HAND RESIDENTIAL PROPERTIES 一手住宅物業買家須知

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓説明書

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

6. 政府批地文件和公契

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

7. 售樓處內有關可供揀選住宅物業的資料

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

8. 成交紀錄冊

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

9. 買賣合約

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

10. 表達購樓意向

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

11. 委託地產代理

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

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

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

(i) 每個住宅物業的外部尺寸;

(ii) 每個住宅物業的內部尺寸;

(iii) 每個住宅物業的內部間隔的厚度;

(iv) 每個住宅物業內個別分隔室的外部尺寸。

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

- 查閱售樓説明書中有關發展項目的預計關鍵日期[3]。
  - 售樓説明書中有關發展項目的預計關鍵日期並不等同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。
- 收樓日期
  - 條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的14日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。
    - ➢ 如發展項目屬地政總署預售樓花同意方案所規管，賣方須在合格證明書或地政總署署長的轉讓同意發出後的一個月內（以較早者為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買家；或
    - ➢ 如發展項目並非屬地政總署預售樓花同意方案所規管，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買家。
  - 條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的14日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。
- 認可人士可批予在預計關鍵日期之後完成發展項目
  - 條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：
    - ➢ 工人罷工或封閉工地；
    - ➢ 暴動或內亂；
    - ➢ 不可抗力或天災；
    - ➢ 火警或其他賣方所不能控制的意外；
    - ➢ 戰爭；或
    - ➢ 惡劣天氣。
  - 發展項目的認可人士可以按情況，多於一次批予延後預計關鍵日期以完成發展項目，即收樓日期可能延遲。
  - 條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的14日內，向買家提供有關延期證明書的文本。
- 如對收樓日期有任何疑問，可向賣方查詢。

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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

INFORMATION ON THE DEVELOPMENT 發展項目的資料

Name of the Development
Downtown 38

Name of the street and the street number
38 Pak Tai Street

The Development consists of one multi-unit building.

Total number of storeys
25 storeys (excluding the basement floor, 2/F upper level floor, transfer plate, main roof floor, upper level floor and top roof floor.)

Floor numbering as provided in the approved building plans for the Development
Basement Floor, Ground Floor, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-28/F.

Omitted floor numbers
4/F, 13/F, 14/F and 24/F are omitted

Refuge floor
No refuge floor is provided

This Development is a completed development pending compliance

(a) The estimated material date for the Development, as provided by the Authorized Person for the Development is 31st March 2020.

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

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

發展項目名稱
Downtown 38

街道名稱及門牌號數
北帝街38號

發展項目包含一幢多單位建築物。

樓層總數
25層（不包括地庫層、2樓高層、轉換層、天台層、高層天台及頂層天台。）

發展項目的經批准的建築圖則所規定的樓層號數
地庫層、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至28樓。

被略去的樓層號數
不設4樓、13樓、14樓及24樓

庇護層
不設庇護層

本發展項目屬尚待符合條件的已落成發展項目

(a) 由該發展項目的認可人士提供的該發展項目的預計關鍵日期為2020年3月31日。

(b) 預計關鍵日期，是受到買賣合約所允許的任何延期所規限的。

(c) 為買賣合約的目的，（根據批地文件，進行該項買賣，需獲地政總署署長同意），在不局限任何其他可用以證明該項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成（視屬何情況而定）的確證。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT 賣方及有參與發展項目的其他人的資料

Vendor
Urban Renewal Authority (as "Owner") [1]
Top Deluxe (H.K.) Limited (as "Person so engaged") [2]

Holding company of the Vendor
Holding company of the Owner:
Not applicable

Holding companies of the Person so engaged :
Superb Result Holdings Limited
Time Effort Limited
Sun Hung Kai Properties Limited

The authorized person for the Development
Ng Kwok Fai

The firm or corporation of which an authorized person for the Development is a proprietor, director or employee in his or her professional capacity
LWK & Partners (HK) Limited

Building contractor for the Development
Chun Fai Construction Company Limited

The firm of solicitors acting for the Owner in relation to the sale of residential properties in the Development
Messrs. Kao, Lee & Yip
Messrs. Mayer Brown

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
The Hongkong and Shanghai Banking Corporation Limited (to be provided before commencement of sales)

Any other person who has made a loan for the construction of the Development
Sun Hung Kai Properties Holding Investment Limited

Notes:
1 "Owner" means the legal or beneficial owner of the Development.
2 "Person so engaged" means the person who is engaged by the Owner to co-ordinate and supervise the process of designing, planning, constructing, fitting out, completing and marketing the Development.

賣方
市區重建局(作為"擁有人")[1]
同德(香港)有限公司(作為"如此聘用的人")[2]

賣方的控權公司
擁有人的控權公司:
不適用

如此聘用的人的控權公司:
Superb Result Holdings Limited
Time Effort Limited
新鴻基地產發展有限公司

發展項目的認可人士
吳國輝

發展項目的認可人士以其專業身分擔任經營人、董事或僱員的商號或法團
梁黃顧建築師(香港)事務所有限公司

發展項目的承建商
駿輝建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所
高李葉律師行
孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
香港上海滙豐銀行有限公司(於開售前提供)

已為發展項目的建造提供貸款的任何其他人
Sun Hung Kai Properties Holding Investment Limited

備註:
1 "擁有人"指發展項目的法律上的擁有人或實益擁有人。
2 "如此聘用的人"指擁有人聘用以統籌和監管發展項目的設計、規劃、建造、裝置、完成及銷售的過程的人士。

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

(a)	The vendor# or a building contractor for the Development is an individual, and that vendor# or contractor is an immediate family member of an authorized person for the Development.	Not Applicable
(b)	The vendor# or a building contractor for the Development is a partnership, and a partner of that vendor# or contractor is an immediate family member of such an authorized person.	Not Applicable
(c)	The vendor# or a building contractor for the Development is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of such an authorized person.	No
(d)	The vendor# or a building contractor for the Development is an individual, and that vendor# or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(e)	The vendor# or a building contractor for the Development is a partnership, and a partner of that vendor# or contractor is an immediate family member of an associate of such an authorized person.	Not Applicable
(f)	The vendor# or a building contractor for the Development is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of an associate of such an authorized person.	No
(g)	The vendor# or a building contractor for the Development is an individual, and that vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(h)	The vendor# or a building contractor for the Development is a partnership, and a partner of that vendor# or contractor is an immediate family member of a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development.	Not Applicable
(i)	The vendor# or a building contractor for the Development is a corporation, and a director or the secretary of that vendor# or contractor (or a holding company of that vendor#) is an immediate family member of a proprietor of such a firm of solicitors.	No
(j)	The vendor#, a holding company of the vendor#, or a building contractor for the Development, is a private company, and an authorized person for the Development, or an associate of such an authorized person, holds at least 10% of the issued shares in that vendor#, holding company or contractor.	No
(k)	The vendor#, a holding company of the vendor#, or a building contractor for the Development, is a listed company, and such an authorized person, or such an associate, holds at least 1% of the issued shares in that vendor#, holding company or contractor.	No
(l)	The vendor# or a building contractor for the Development is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor# or contractor or of a holding company of that vendor#.	No
(m)	The vendor# or a building contractor for the Development is a partnership, and such an authorized person, or such an associate, is an employee of that vendor# or contractor.	Not Applicable
(n)	The vendor#, a holding company of the vendor#, or a building contractor for the Development, is a private company, and a proprietor of a firm of solicitors acting for the owner in relation to the sale of residential properties in the Development holds at least 10% of the issued shares in that vendor#, holding company or contractor.	No
(o)	The vendor#, a holding company of the vendor#, or a building contractor for the Development, is a listed company, and a proprietor of such a firm of solicitors holds at least 1% of the issued shares in that vendor#, holding company or contractor.	No
(p)	The vendor# or a building contractor for the Development is a corporation, and a proprietor of such a firm of solicitors is an employee, director or secretary of that vendor# or contractor or of a holding company of that vendor#.	No
(q)	The vendor# or a building contractor for the Development is a partnership, and a proprietor of such a firm of solicitors is an employee of that vendor# or contractor.	Not Applicable
(r)	The vendor# or a building contractor for the Development is a corporation, and the corporation of which an authorized person for the Development is a director or employee in his or her professional capacity is an associate corporation of that vendor# or contractor or of a holding company of that vendor#.	No
(s)	The vendor# or a building contractor for the Development is a corporation, and that contractor is an associate corporation of that vendor# or of a holding company of that vendor#.	The Building Contractor, Chun Fai Construction Company Limited, is an associate corporation of the Person so engaged (Top Deluxe (H.K.) Limited) and its holding companies.

A reference to the Vendor here is a reference to either Urban Renewal Authority (as “Owner”) or Top Deluxe (H.K.) Limited (as “Person so engaged”).

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE DEVELOPMENT 有參與發展項目的各方的關係

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

在此提述賣方即提述市區重建局（作為“擁有人”）或同德（香港）有限公司（作為“如此聘用的人”）。

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

The range of thickness of the non-structural prefabricated external walls of the Development is 150 mm.
發展項目的非結構的預製外牆的厚度範圍為 150 毫米。

SCHEDULE OF TOTAL AREA OF THE NON-STRUCTURAL PREFABRICATED EXTERNAL WALLS OF EACH RESIDENTIAL PROPERTY
每個住宅物業的非結構的預製外牆總面積表

Floor 樓層	Unit 單位	Total area of the non-structural prefabricated external walls of each residential property (sq.m.) 每個住宅物業的非結構的預製外牆的總面積（平方米）
5/F 5 樓	A	0.980
	B	0.598
	C	1.123
	D	0.582
	E	0.581
	F	0.598
	G	0.598
	H	1.126
	J	0.598
	K	0.951
	L	1.082
6/F-12/F, 15/F-23/F and 25/F-27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓	A	0.980
	B	0.598
	C	1.123
	D	0.582
	E	0.581
	F	0.598
	G	0.598
	H	1.126
	J	0.598
	K	0.951
	L	1.082
28/F 28 樓	A	-
	B	-
	C	-
	D	-
	E	-
	F	-
	G	-
	H	-

There are no curtain walls forming part of the enclosing walls of the residential property of the Development.
發展項目中的住宅物業沒有構成圍封牆的一部分的幕牆。

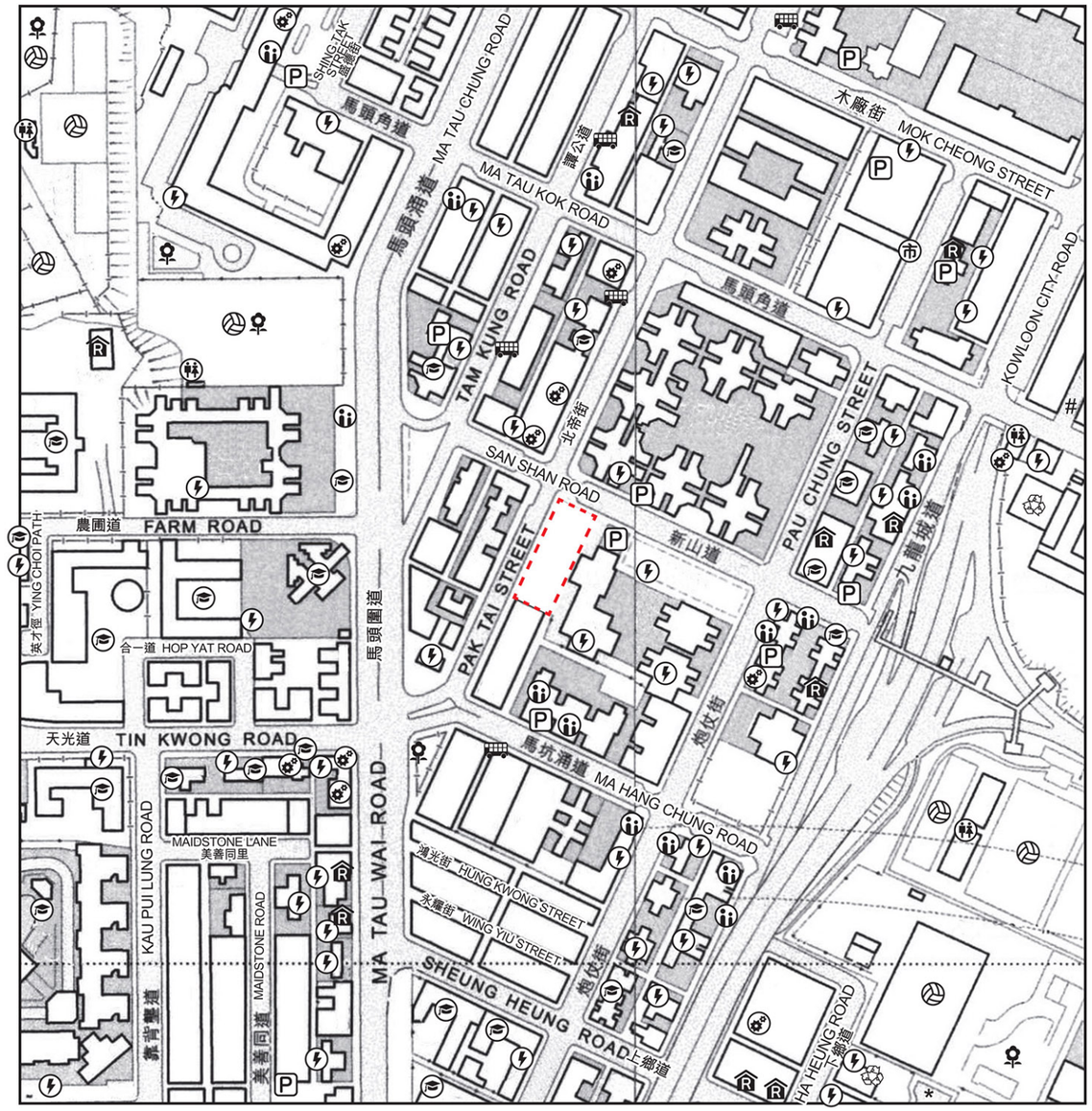
REMARKS:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. Unit I is omitted.

附註:
1. 不設 4 樓、13 樓、14 樓及 24 樓。
2. 不設單位 I。

The Manager to be appointed under the latest draft deed of mutual covenant
Hong Yip Service Company Limited

根據公契的最新擬稿獲委任的管理人
康業服務有限公司

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



Location of the Development
發展項目的位置

Scale 比例尺

metres 米 0 50 100 150 200 250

N

Street name(s) not shown in full in the Location Plan of the Development
於發展項目的所在位置圖未能顯示之街道全名：

LUNG TO STREET 龍圖街 * CHEUNG NING STREET 長寧街

This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet Nos. 11-NW-D dated 12 July 2019 and 11-NE-C dated 4 September 2019 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此所在位置圖是參考日期為2019年7月12日之地政總署測繪處之測繪圖 (組別編號HP5C)，圖幅編號11-NW-D及2019年9月4日之圖幅編號11-NE-C，並由賣方擬備，有需要處經修正處理。

NOTATION 圖例

- 發電廠 (包括電力分站) Power Plant (including Electricity Sub-station)
- 公園 Public Park
- 公眾停車場 (包括貨車停泊處) Public Car Park (including Lorry Park)
- 公廁 Public Convenience
- 公共交通總站 (包括鐵路車站) Public Transport Terminal (including Rail Station)
- 公用事業設施裝置 Public Utility Installation
- 市場 (包括濕貨市場及批發市場) Market (including Wet Market and Wholesale Market)
- 垃圾收集站 Refuse Collection Point
- 宗教場所 (包括教堂，廟宇及祠堂) Religious Institution (including Church, Temple and Tsz Tong)
- 學校 (包括幼稚園) School (including Kindergarten)
- 社會福利設施 (包括老人中心及弱智人士護理院) Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)
- 體育設施 (包括運動場及游泳池) Sports Facilities (including Sports Ground and Swimming Pool)

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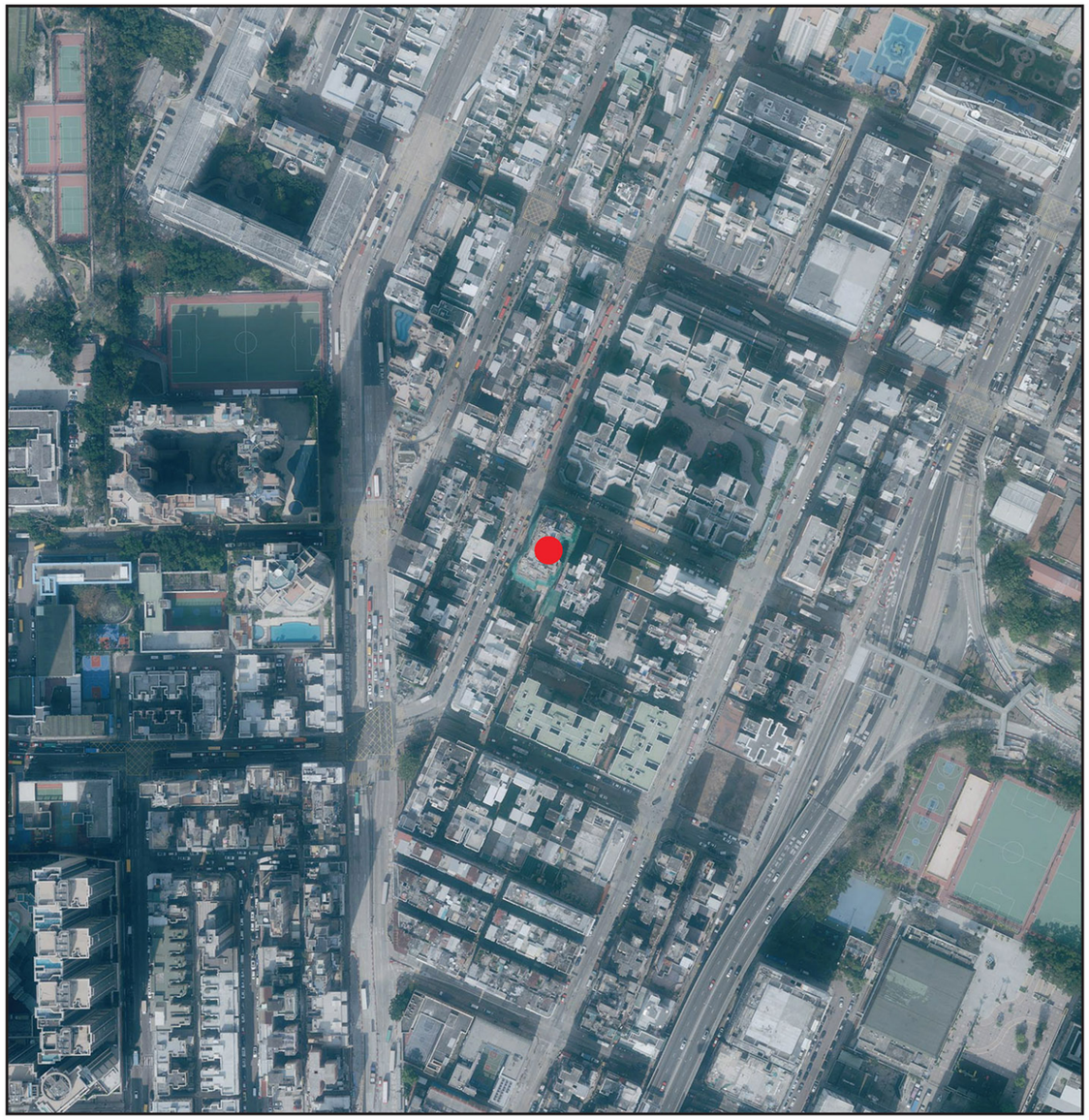
Note :
1. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The Location Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to technical reason.

備註 :
1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳的了解。
2. 由於技術原因，此所在位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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



Location of the Development
發展項目的位置

N

Adopted from part of the Aerial Photograph taken by the Survey and Mapping Office, Lands Department at a flying height of 6,900 feet, photo No. E054116C, date of flight 23 January 2019.
摘錄自地政總署測繪處在6,900呎的飛行高度拍攝之鳥瞰照片，照片編號E054116C，飛行日期：2019年1月23日。

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

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

備註 :
1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖

Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 100 200 300 400 500

Adopted from Part of the Kowloon Planning Areas No.6 and No. 7 - Approved Ho Man Tin Outline Zoning Plan, Plan No. S/K7/24, gazetted on 18th September 2015, with adjustment where necessary as shown in red.
摘錄自2015年9月18日刊憲之九龍規劃區第6及第7區－何文田分區計劃大綱核准圖，圖則編號為S/K7/24，有需要處經修正處理，以紅色顯示。

N

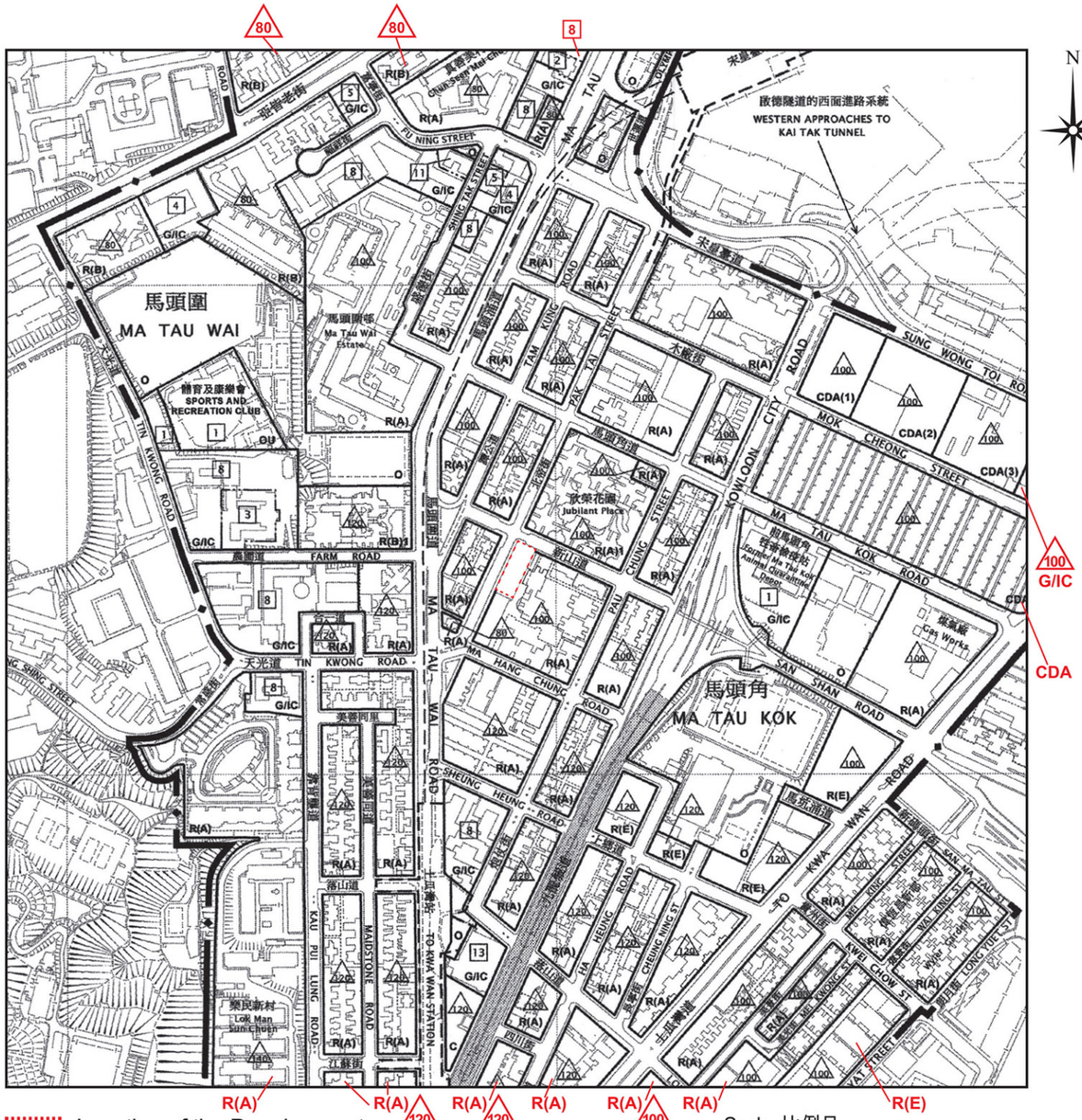
NOTATION 圖例

ZONES		**地帶**
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
GREEN BELT	GB	綠化地帶
COMMUNICATIONS		**交通**
MAJOR ROAD AND JUNCTION		主要道路及路口
MISCELLANEOUS		**其他**
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）

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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖



Location of the Development
發展項目的位置

Scale 比例尺

metres 米 0 100 200 300 400 500

Adopted from Part of the Kowloon Planning Area No.10 - Draft Ma Tau Kok Outline Zoning Plan, Plan No. S/K10/25, gazetted on 5th July 2019, with adjustment where necessary as shown in red.
摘錄自2019年7月5日刊憲之九龍規劃區第10區－馬頭角分區計劃大綱草圖，圖則編號為S/K10/25，有需要處經修正處理，以紅色顯示。

N

NOTATION 圖例

ZONES 地帶

COMMERCIAL	C	商業
COMPREHENSIVE DEVELOPMENT AREA	CDA	綜合發展區
RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
RESIDENTIAL (GROUP B)	R(B)	住宅（乙類）
RESIDENTIAL (GROUP E)	R(E)	住宅（戊類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路

MISCELLANEOUS 其他

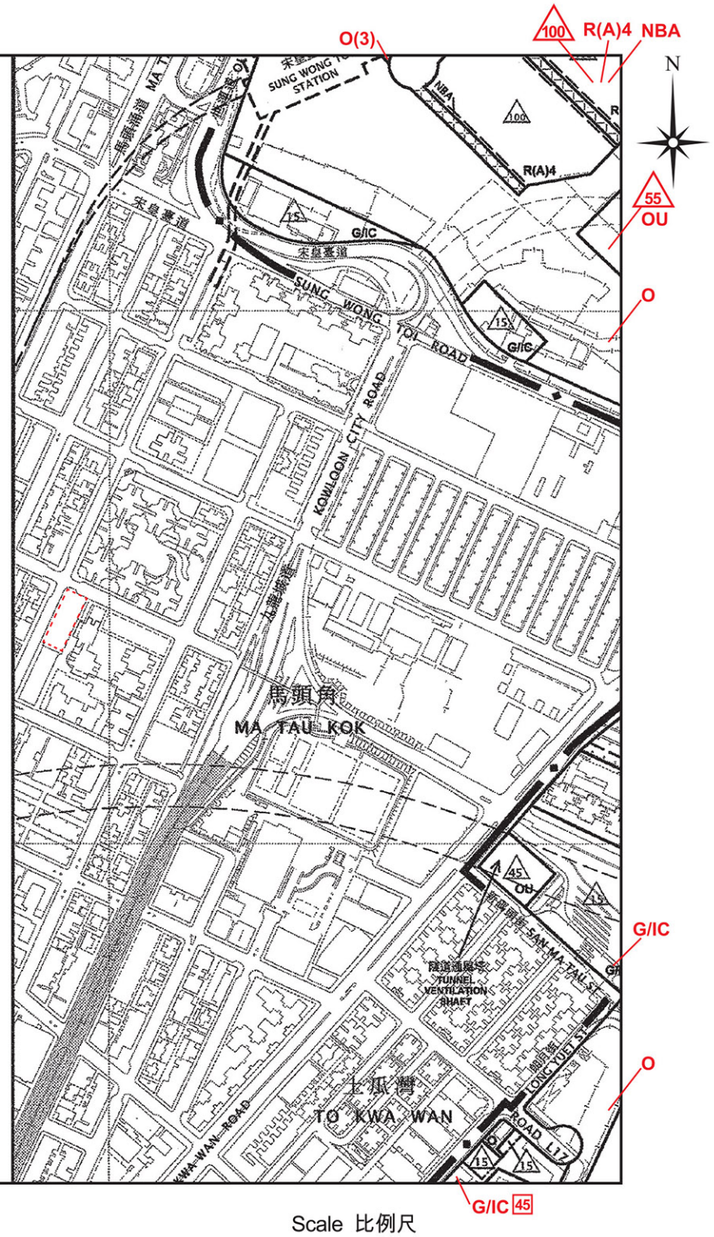
BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度（在主水平基準上若干米）
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度（樓層數目）

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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT 關乎發展項目的分區計劃大綱圖

This blank area falls outside the coverage of Outline Zoning Plan No. S/K22/6.
分區計劃大綱圖編號S/K22/6並不覆蓋本空白範圍。



Location of the Development
發展項目的位置

Scale 比例尺
metres 米 0 100 200 300 400 500

Adopted from Part of the Kowloon Planning Area No.22 - Approved Kai Tak Outline Zoning Plan, Plan No. S/K22/6, gazetted on 25th May 2018, with adjustment where necessary as shown in red.
摘錄自2018年5月25日刊憲之九龍規劃區第22區－啟德分區計劃大綱核准圖，圖則編號為S/K22/6，有需要處經修正處理，以紅色顯示。

NOTATION 圖例

ZONES 地帶

RESIDENTIAL (GROUP A)	R(A)	住宅（甲類）
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
OTHER SPECIFIED USES	OU	其他指定用途

COMMUNICATIONS 交通

RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站（地下）
MAJOR ROAD AND JUNCTION		主要道路及路口

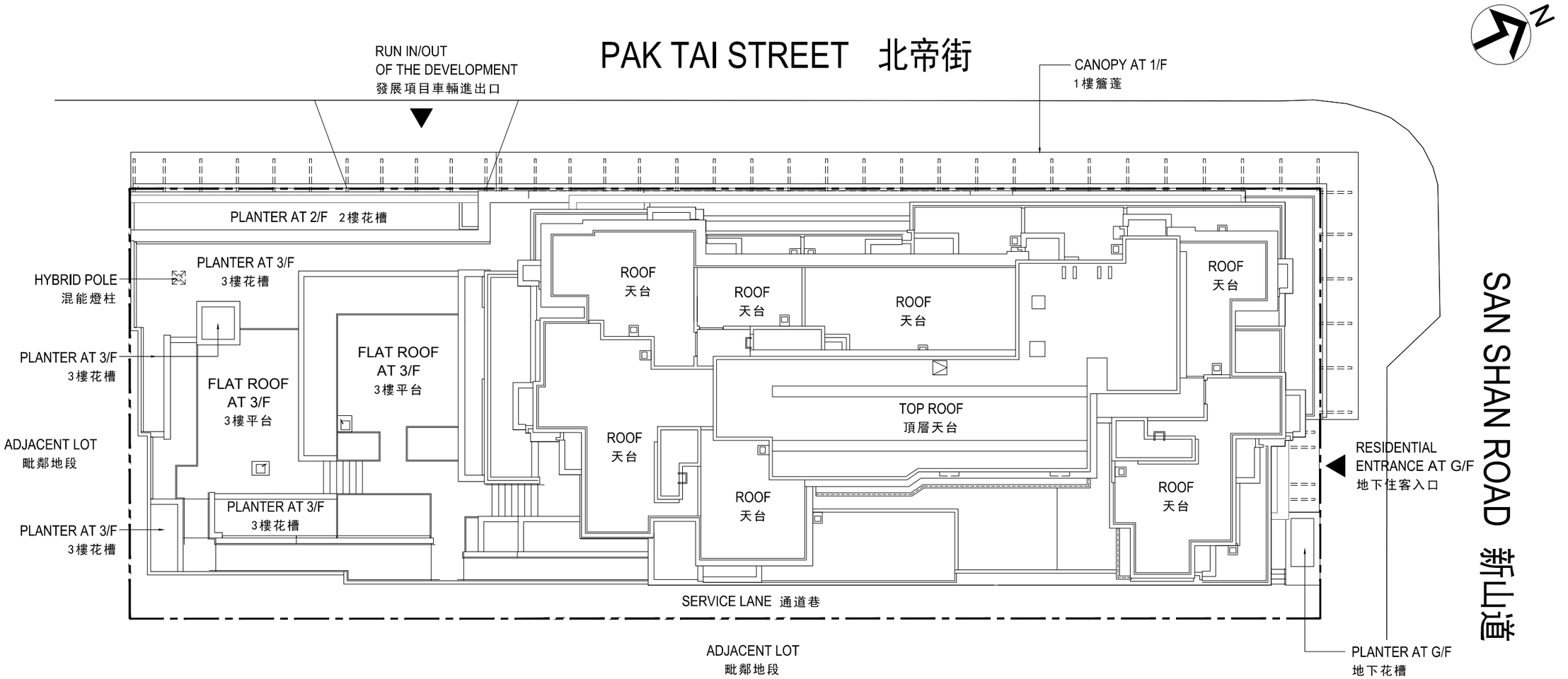
MISCELLANEOUS 其他

BOUNDARY OF PLANNING SCHEME		規劃範圍界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	15	最高建築物高度（在主水平基準上若干米）
NON-BUILDING AREA	NBA	非建築用地

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

備註：
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方亦建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於技術原因，此地圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。
4. 此地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

LAYOUT PLAN OF THE DEVELOPMENT 發展項目的布局圖



Boundary line of Development
發展項目邊界線

Scale 比例 :
0 10 20M (米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT
發展項目的住宅物業的樓面平面圖

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

A/C PLATFORM	= AIR CONDITIONER PLATFORM 冷氣機平台
A/C PLATFORM ABOVE	= AIR CONDITIONER PLATFORM ABOVE 冷氣機平台置上
A.D.	= AIR DUCT 風管槽
A.F.	= ARCHITECTURAL FEATURE 建築裝飾
A.F. ABOVE AT 28/F	= ARCHITECTURAL FEATURE ABOVE AT 28/F 上有 28 樓建築裝飾
A.F. ABOVE AT ROOF	= ARCHITECTURAL FEATURE ABOVE AT ROOF 上有天台建築裝飾
ALUM. A.F. AT SPANDREL AREA	= ALUMINUM ARCHITECTURAL FEATURE AT SPANDREL AREA 於拱肩部分之鋁建築裝飾
ALUM. A.F. BELOW	= ALUMINUM ARCHITECTURAL FEATURE BELOW 鋁建築裝飾置下
BAL.	= BALCONY 露台
BALCONY ABOVE	= 露台置上
BATH	= BATHROOM 浴室
BATH 2	= BATHROOM 2 浴室 2
BR.1	= BEDROOM 1 睡房 1
BR.2	= BEDROOM 2 睡房 2
C.L.	= CAT LADDER 爬梯
COMMON AREA	= 公共地方
DN	= DOWN 落
E.D.	= ELECTRICAL DUCT 電線槽
E.L.V.	= EXTRA-LOW VOLTAGE ELECTRICAL DUCT 低壓電線槽
E.M.R.	= ELECTRIC METER ROOM 電錶房
FAN ROOM	= 風扇房
FLAT ROOF	= 平台
FLAT ROOF (COMMON AREA)	= 公共平台
FLUSHING WATER TANK AND PUMP RM. & CLEANING WATER TANK & PUMP RM.	= FLUSHING WATER TANK AND PUMP ROOM & CLEANING WATER TANK & PUMP ROOM 沖廁水缸及泵房及清潔水缸及泵房
H.R.	= HOSE REEL 消防喉轆
LIFT LOBBY	= 升降機大堂
LIFT OVERRUN	= 升降機槽頂部
LIV./DIN.	= LIVING ROOM / DINING ROOM 客廳/飯廳
M.BATH	= MASTER BATHROOM 主人浴室
M.BR	= MASTER BEDROOM 主人睡房
OPEN KIT.	= OPEN KITCHEN 開放式廚房
P.D.	= PIPE DUCT 管道槽
PLANTER	= 花槽
R.S.M.R.R.	= REFUSE STORAGE AND MATERIAL RECOVERY ROOM 垃圾及物料回收房
ROOF	= 天台
S	= STOVE 爐頭
SERVICE CORRIDOR	= 後勤通道
STAIRHOOD	= 梯屋
STO.	= STORE ROOM 儲物房
TOP OF BAL.	= TOP OF BALCONY 露台上蓋
TOP OF U.P.	= TOP OF UTILITY PLATFORM 工作平台上蓋
UP	= 上
U.P.	= UTILITY PLATFORM 工作平台
WATER TANK	= 水缸
W.M.C.	= WATER METER CABINET 水錶箱

REMARKS:
1. There may be architectural features and/or exposed pipes on external walls of some floors.
2. Common pipes exposed and/or enclosed in cladding are located at/adjacent to Balcony and/or Flat Roof and/or air-conditioning platform and/or external wall of some units. Air-conditioning platform(s) and external walls are common areas under the latest draft Deed of Mutual Covenant of the Development.
3. There are ceiling bulkheads at Living Room / Dining Room, Bedrooms, Store Rooms, and Open Kitchen of some units for the air-conditioning system and/or Mechanical and Electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. Symbols of fittings and fitments shown on the floor plans, such as sink, water closets, shower, sink counter, etc, are retrieved from the latest approved building plans and are for general indication only.
6. Balconies and Utility Platforms are non-enclosed area.
7. Dotted line in a residential unit with Open Kitchen delineates the extent of Open Kitchen area.

附註:
1. 部分樓層外牆設有建築裝飾及/或外露喉管。
2. 部分單位的露台及/或平台及/或冷氣機平台及/或外牆設有外露及/或內藏的公用喉管。根據發展項目的公契的最新擬稿，冷氣機平台及外牆為公用地方。
3. 部分單位客廳/飯廳、睡房、儲物房及開放式廚房之假天花內裝置有冷氣及/或其他機電設備。
4. 部分單位之天花高度將會因應結構、建築設計及/或裝修設計上的需要而有差異。
5. 平面圖上所顯示的形象裝置符號，例如洗滌盆、坐廁、花灑、洗滌盆櫃等乃擇自最新的經批准的建築圖則，只作一般性標誌。
6. 露台及工作平台為不可封閉的地方。
7. 開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

5/F FLOOR PLAN
5 樓 平 面 圖

Scale 比例 ：
0 2 4M (米)

5/F 5 樓

EACH RESIDENTIAL PROPERTY 每個住宅物業	Flat 單位										
	A	B	C	D	E	F	G	H	J	K	L
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	150, 175	150, 175	150	150	150	150, 175	150, 175	150, 175	150, 175	150	150, 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3150, 3250 , 3625	3150, 3250, 3500, 3600, 3625, 3700	2875, 3150, 3625	2875, 3150, 3225, 3250, 3625	2875, 3150, 3225, 3250, 3625	3150, 3250, 3500, 3600	3150, 3250, 3500, 3600, 3625, 3700	3150, 3500, 3625	3150, 3250, 3500, 3600, 3625, 3700	2875, 3150, 3225, 3250	2700, 2900, 3075, 3150, 3250

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及<<一手住宅物業銷售條例>>附表 1 第 1 部第 10(2)(e)條不適用於此發展項目。

Remarks:

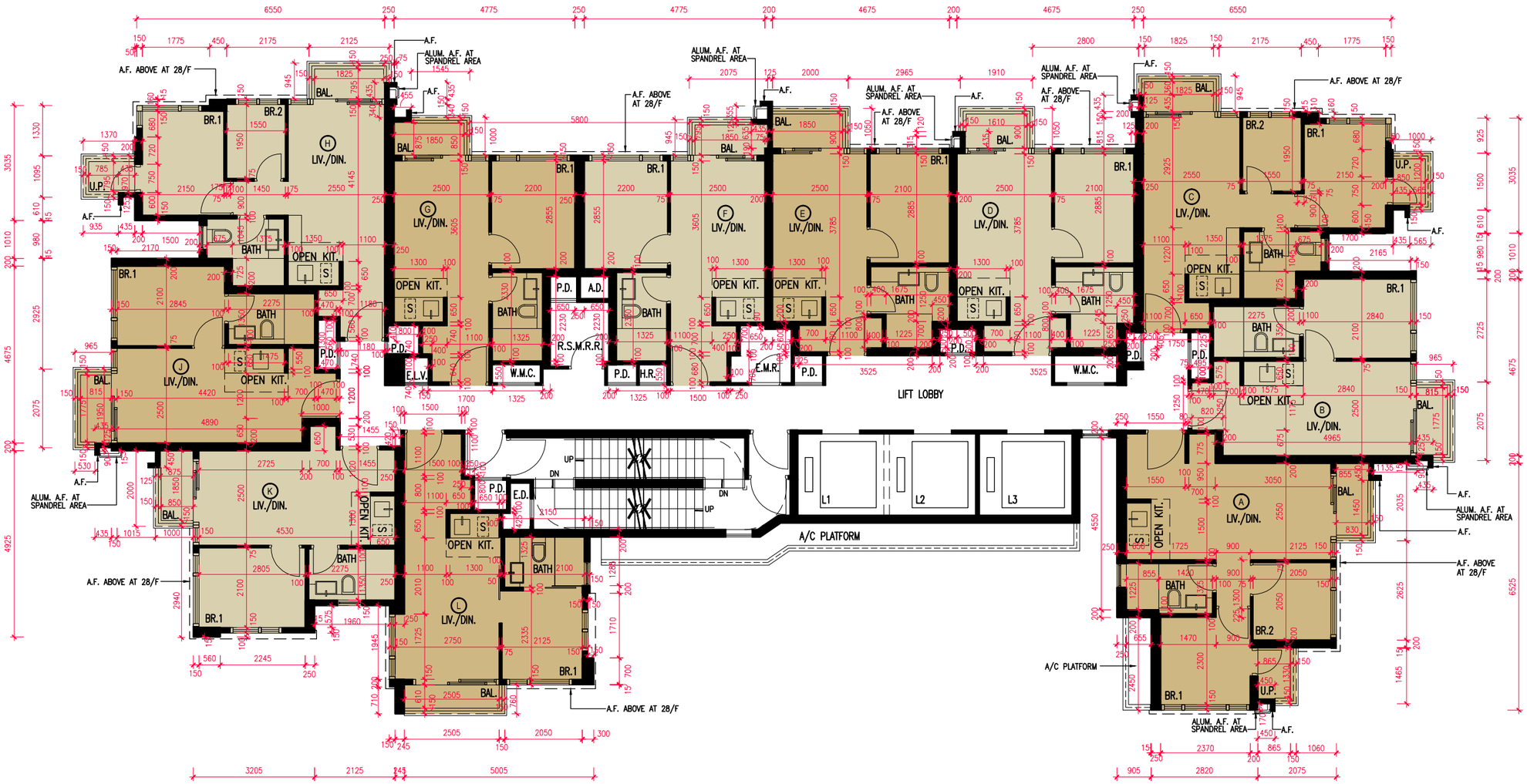
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page AL1 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.
- Unit I is omitted.

備註:

- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
- 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之附註請參閱本售樓說明書第 AL1 頁。
- 不設單位 I。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目的住宅物業的樓面平面圖

6/F-12/F, 15/F-23/F & 25/F-27/F PLAN
6樓至12樓、15樓至23樓及25樓至27樓平面圖



Scale 比例 : 0 2 4M (米)

6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓 及 25 樓至 27 樓

EACH RESIDENTIAL PROPERTY 每個住宅物業	**Floor** **樓層**	**Flat 單位**										
		A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**J**	**K**	**L**
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	**6/F-12/F,15/F-23/F & 25/F-26/F** **6 樓至 12 樓、15 樓至 23 樓 及 25 樓至 26 樓**	150, 175	150, 175	150	150	150	150, 175	150, 175	150, 175	150, 175	150	150, 175
	27/F **27 樓**	150, 175	150, 175	150	150	150	150, 175	150, 175	150, 175	150, 175	150	150, 175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	**6/F-12/F,15/F-23/F & 25/F-26/F** **6 樓至 12 樓、15 樓至 23 樓 及 25 樓至 26 樓**	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150	3150
	27/F **27 樓**	2875, 2950, 3075, 3250, 3325, 3500, 3575, 3700, 3775	2850, 2875, 2975, 3125, 3225, 3250, 3325, 3400, 3575, 3775	3150, 3325, 3400, 3675	2975, 3050, 3325, 3675	2875, 2975, 3050, 3075, 3125, 3225, 3250, 3325, 3600, 3675	2975, 3325, 3575, 3775	3075, 3150, 3325, 3525, 3575	2975, 3325, 3400	3075, 3325	3325, 3425, 3500, 3575	3075, 3250, 3325, 3575

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及<<一手住宅物業銷售條例>>附表 1 第 1 部第 10(2)(e)條不適用於此發展項目。

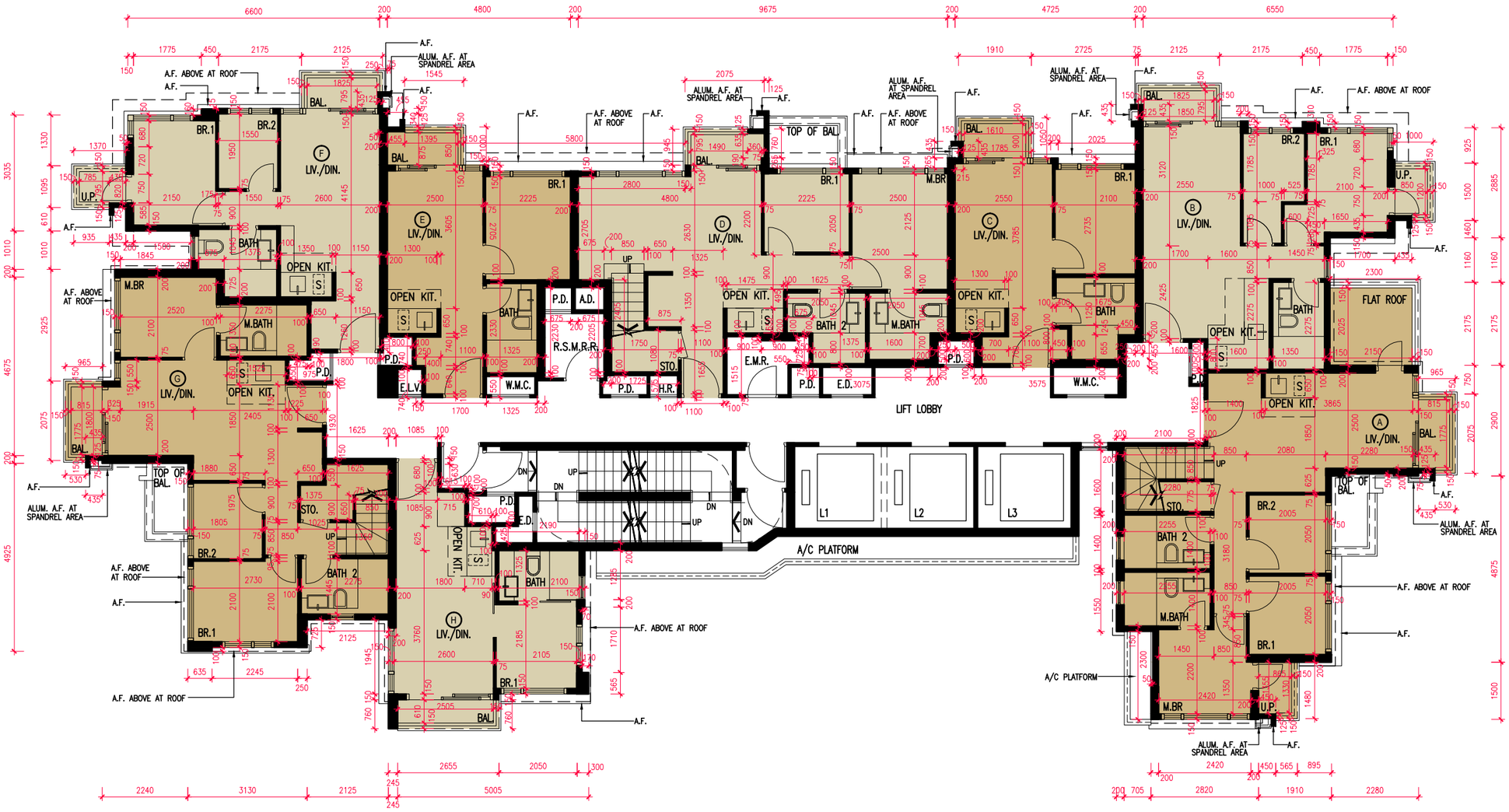
Remarks:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page AL1 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.
- Unit I is omitted.

備註:

- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
- 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之附註請參閱本售樓說明書第 AL1 頁。
- 不設單位 I。

28/F PLAN
28樓平面圖



Scale 比例 : 0 2 4M (米)

28/F 28 樓

EACH RESIDENTIAL PROPERTY 每個住宅物業	Flat 單位							
	A	B	C	D	E	F	G	H
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	175	175, 325	175	175	175	175	175	175
The floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3500, 3575, 3750, 3850, 3950	3500, 3575, 3750, 3950, 4050	3500, 3575, 3750, 3850	2950, 3050, 3125, 3150, 3225, 3400, 3500, 3575, 3750, 3850, 3950	3050, 3150, 3400, 3500, 3750, 3950	3500, 3575, 3850	3150, 3500, 3575, 3750, 3850, 3950	3500, 3575, 3750, 3950

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及<<一手住宅物業銷售條例>>附表 1 第 1 部第 10(2)(e)條不適用於此發展項目。

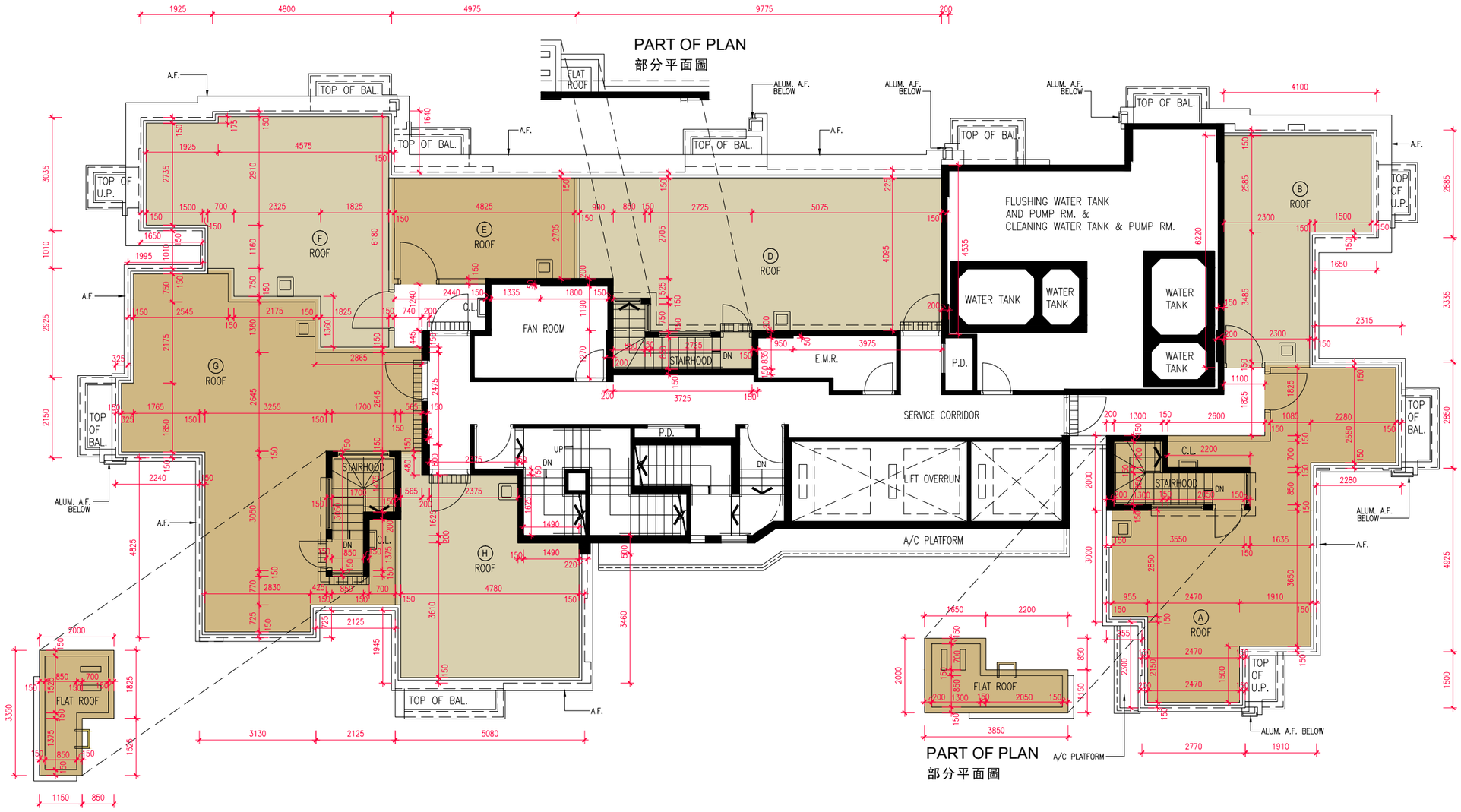
Remarks:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page AL1 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.

備註:

- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
- 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之附註請參閱本售樓說明書第 AL1 頁。

ROOF PLAN
天台平面圖



PART OF PLAN
部分平面圖

PART OF PLAN
部分平面圖

Scale 比例 : 0 2 4M (米)

ROOF 天台

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

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors. This situation and section 10(2)(e) of Part 1 of Schedule 1 to the Residential Properties (First-hand Sales) Ordinance is not applicable for this Development.

因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。此情況及<<一手住宅物業銷售條例>>附表 1 第 1 部第 10(2)(e)條不適用於此發展項目。

Remarks:

- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Page AL1 of this Sales Brochure for legend of the terms and abbreviations shown in and remarks applicable to the floor plan.

備註:

- 樓面平面圖所列之尺寸數字為以毫米標示的建築結構尺寸。
- 有關樓面平面圖中顯示之名詞及簡稱之圖例及通用之附註請參閱本售樓說明書第 AL1 頁。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （ 包括露台、工作平台及陽台 （如有） ） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 （不計算入實用面積） 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Downtown 38	5/F 5 樓	A	36.342 (391) 露台 Balcony : - 工作平台 Utility Platform : 1.502 (16) 陽台 Verandah : -	-	-	-	9.402 (101)	-	-	-	-	-	-
		B	27.946 (301) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		C	32.987 (355) 露台 Balcony : - 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -	-	-	-	9.344 (101)	-	-	-	-	-	-
		D	26.260 (283) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	9.429 (101)	-	-	-	-	-	-
		E	26.102 (281) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	10.393 (112)	-	-	-	-	-	-
		F	25.974 (280) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	4.959 (53)	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. Unit I is omitted.

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

備註：
1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10. 764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設 4 樓、13 樓、14 樓及 24 樓。
3. 不設單位I。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （ 包括露台、工作平台及陽台 （如有） ） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積 （不計算入實用面積） 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Downtown 38	5/F 5 樓	G	26.097 (281) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	4.805 (52)	-	-	-	-	-	-
		H	33.878 (365) 露台 Balcony : - 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -	-	-	-	5.133 (55)	-	-	-	-	-	-
		J	27.843 (300) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		K	28.027 (302) 露台 Balcony : 2.100 (23) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		L	26.672 (287) 露台 Balcony : - 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	23.314 (251)	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. Unit I is omitted.

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

備註：
1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10. 764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設 4 樓、13 樓、14 樓及 24 樓。
3. 不設單位I。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台、工作平台及陽台（如有）） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Downtown 38	6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓	A	38.449 (414) 露台 Balcony : 2.107 (23) 工作平台 Utility Platform : 1.502 (16) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		B	27.848 (300) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		C	34.995 (377) 露台 Balcony : 2.008 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		D	28.266 (304) 露台 Balcony : 2.006 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		E	28.267 (304) 露台 Balcony : 2.184 (24) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		F	27.998 (301) 露台 Balcony : 2.024 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. Unit I is omitted.

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

備註：
1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10. 764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設 4 樓、13 樓、14 樓及 24 樓。
3. 不設單位I。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台、工作平台及陽台（如有）） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Downtown 38	6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓	G	28.222 (304) 露台 Balcony : 2.125 (23) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		H	35.761 (385) 露台 Balcony : 2.008 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		J	27.843 (300) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		K	28.027 (302) 露台 Balcony : 2.100 (23) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		L	28.689 (309) 露台 Balcony : 2.204 (24) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. Unit I is omitted.

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

備註：
1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10. 764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設 4 樓、13 樓、14 樓及 24 樓。
3. 不設單位I。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台、工作平台及陽台（如有）） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Downtown 38	28/F 28 樓	A	52.146 (561) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : 1.502 (16) 陽台 Verandah : -	-	-	-	7.516 (81)	-	-	33.066 (356)	4.038 (43)	-	-
		B	39.628 (427) 露台 Balcony : 2.008 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -	-	-	-	-	-	-	17.482 (188)	-	-	-
		C	28.078 (302) 露台 Balcony : 2.006 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	-	-	-	-
		D	51.531 (555) 露台 Balcony : 2.052 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	36.328 (391)	3.931 (42)	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. Unit I is omitted.

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

備註：
1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10. 764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設 4 樓、13 樓、14 樓及 24 樓。
3. 不設單位I。

AREA OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT 發展項目中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台、工作平台及陽台（如有）） 平方米(平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米(平方呎)									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Downtown 38	28/F 28 樓	E	27.747 (299) 露台 Balcony : 2.100 (23) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	12.309 (132)	-	-	-
		F	36.188 (390) 露台 Balcony : 2.008 (22) 工作平台 Utility Platform : 1.500 (16) 陽台 Verandah : -	-	-	-	-	-	-	28.541 (307)	-	-	-
		G	51.746 (557) 露台 Balcony : 2.002 (22) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	3.424 (37)	-	-	45.491 (490)	3.846 (41)	-	-
		H	26.993 (291) 露台 Balcony : 2.204 (24) 工作平台 Utility Platform : - 陽台 Verandah : -	-	-	-	-	-	-	22.198 (239)	-	-	-

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

Notes:
1. The areas as specified above in square feet are converted at a rate of 1 square metre = 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. 4/F, 13/F, 14/F and 24/F are omitted.
3. Unit I is omitted.

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

備註：
1. 上述所列之面積是以英制之平方呎列明，均以 1 平方米=10. 764 平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 不設 4 樓、13 樓、14 樓及 24 樓。
3. 不設單位I。

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT 發展項目中的停車位的樓面平面圖

BASEMENT FLOOR PLAN
地庫層平面圖

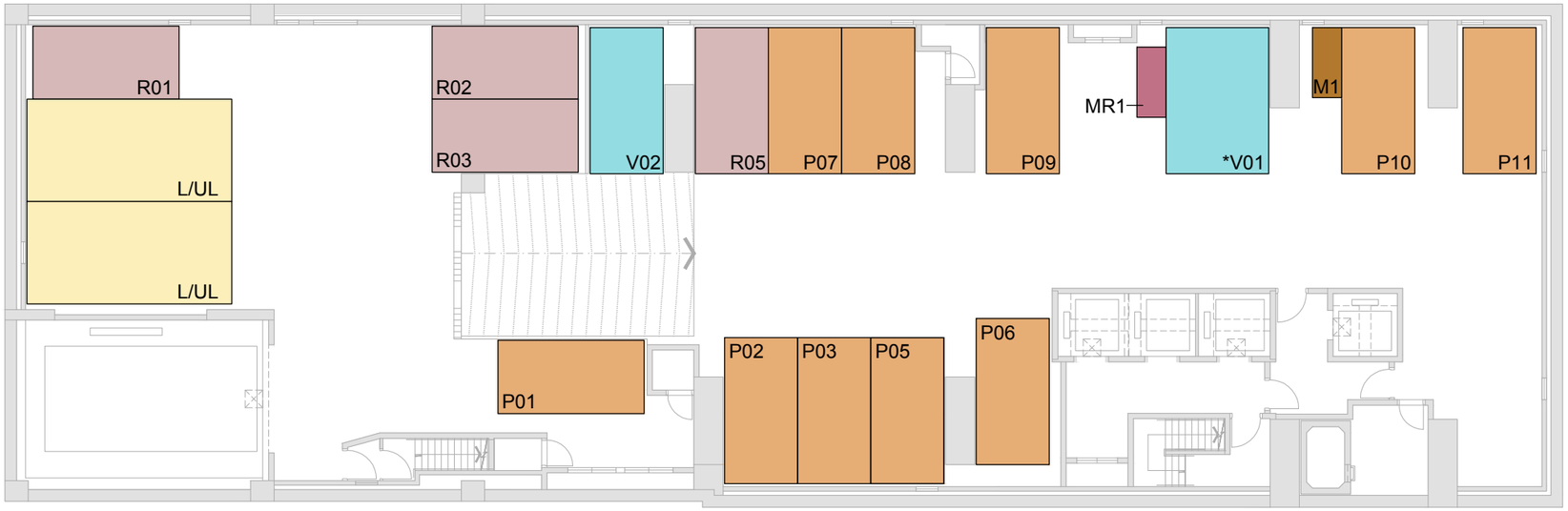


Table of Location, Number, Dimensions and Area of Parking Spaces:
停車位位置、數目、尺寸及面積表：

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m.) 尺寸（長 x 闊）（米）	Area of each Parking Space (sq. m.) 每個停車位面積（平方米）
Residential Parking Space 住宅停車位	B/F 地庫	10	5 x 2.5	12.5
Residential Motor Cycle Parking Space 住宅電單車停車位	B/F 地庫	1	2.4 x 1	2.4
Visitors' Parking Space (Residential) 訪客停車位（住戶）	B/F 地庫	1	5 x 2.5	12.5
		*1	5 x 3.5	17.5
Commercial Parking Space 商戶停車位	B/F 地庫	4	5 x 2.5	12.5
Commercial Motor Cycle Parking Space 商戶電單車停車位	B/F 地庫	1	2.4 x 1	2.4
Commercial Loading and Unloading Space 商戶上落貨車位	B/F 地庫	2	7 x 3.5	24.5

* Accessible Parking Space 暢通易達停車位

FLOOR PLANS OF PARKING SPACES IN THE DEVELOPMENT 發展項目中的停車位的樓面平面圖

GROUND FLOOR PLAN
地下平面圖

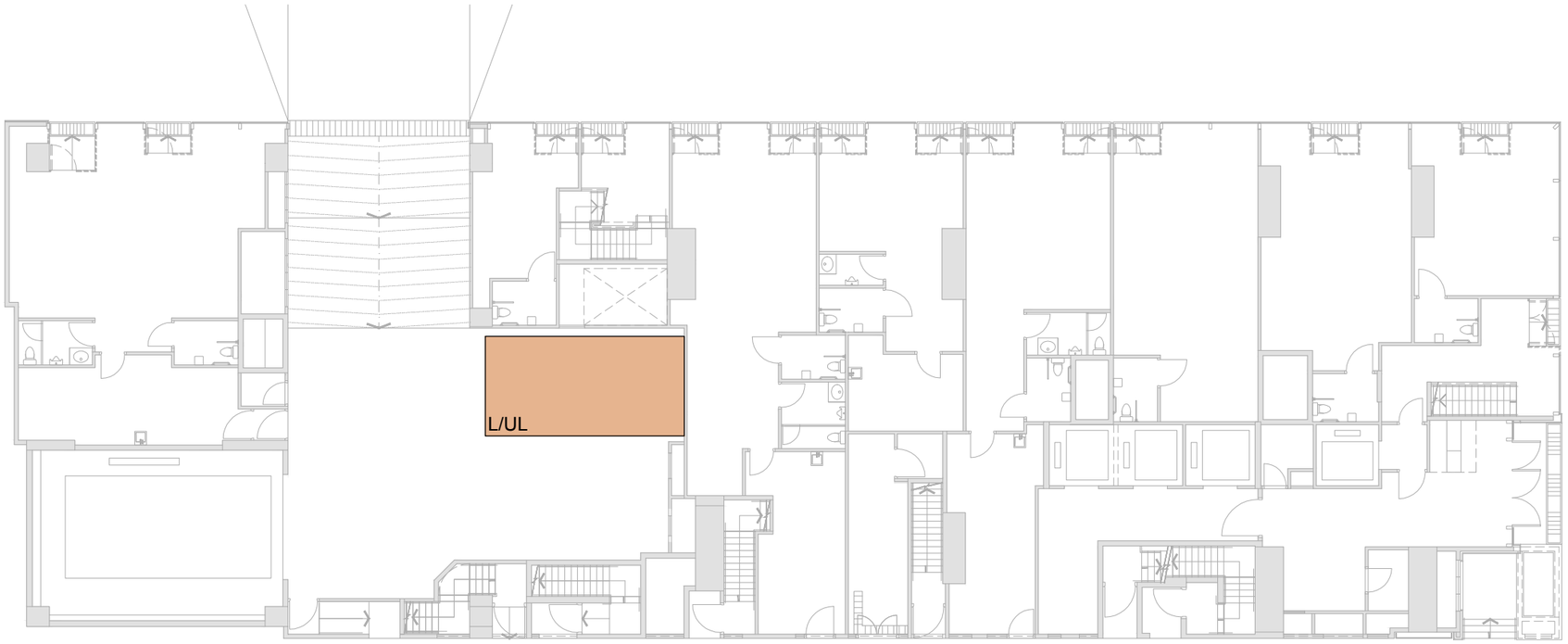


Table of Location, Number, Dimensions and Area of Parking Spaces:
停車位位置、數目、尺寸及面積表：

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m.) 尺寸（長 x 闊）（米）	Area of each Parking Space (sq. m.) 每個停車位面積（平方米）
Residential Loading and Unloading Space 住宅上落貨車位	G/F 地下	1	7 x 3.5	24.5

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

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

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

A. Common parts of the Development

(a) "**Common Areas**" means all of the Car Park Common Areas, the Development Common Areas and the Residential Common Areas; "**Common Facilities**" means all of the Car Park Common Facilities, the Development Common Facilities and the Residential Common Facilities.

(b) "**Car Park Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners and occupiers of Residential Parking Spaces and Residential Motor Cycle Parking Space (which areas or parts are subject to the easements, rights and privileges enjoyed by the Owners of the Residential Units and the Owner of the Commercial Accommodation as mentioned in Clause A1(b) and Clause C1(b) of Section III of the Deed of Mutual Covenant incorporating Management Agreement ("DMC") respectively) and which include, without limiting the generality of the foregoing, (i) lobby, car lift, E.M.R. (E.V. CHARGING) (electrical meter room for electric vehicle charging), driveway, vent shaft, lift machine room and staircase and (ii) such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Development Common Areas and the Residential Common Areas. For the purpose of identification, the Car Park Common Areas are, where possible, shown coloured Green on the plans certified as to their accuracy by the Authorized Person annexed to the DMC.

"**Car Park Common Facilities**" means all those installations and facilities in the Car Park Common Areas used in common by or installed for the common benefit of the Owners and occupiers of the Residential Parking Spaces and Residential Motor Cycle Parking Space (which installations and facilities are subject to the easements, rights and privileges enjoyed by the Owners of the Residential Units and the Owner of the Commercial Accommodation as mentioned in Clause A1(b) and Clause C1(b) of Section III of the DMC respectively) and not for the exclusive use or benefit of any individual Residential Parking Space or Residential Motor Cycle Parking Space or the Development as a whole and, without limiting the generality of the foregoing, including pipes, drains, wires cables, trenches, air-ducts, lighting, fire fighting installation and other apparatus and equipment and facilities.

(c) "**Development Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners and occupiers of the Units and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing:-

(i) the area or areas landscaped in accordance with Special Condition No.(11) of the Government Grant including but not limited to the Greenery Area (excluding those forming part of the Residential Common Areas);

(ii) the Pink Hatched Black Area;

(iii) the Caretaker Counter;

(iv) the Slopes and Retaining Walls (if any) which are located within the Land;

(v) T.B.E. RM.1 (FOR DOMESTIC), T.B.E. RM. 3 (FOR NON-DOMESTIC), canopy(ies), staircases, E.M.R. (electrical meter room), W.M.C. (water meter cabinet), flushing water transfer tank and pump room, C.W.M.C (check water meter cabinet), cable riser duct, control valve, F.S. CONTROL RM. (fire services control room), F.S. INLET & SPRINKLER INLET (fire services inlet & sprinkler inlet), S.V.D. (smoke vent duct), fireman's lift lobby, hoisting area, E.D. (electrical duct), F.S. WATER TANK AND PUMP RM. (fire services water tank and pump room), H.R. (hose reel), main switch room, P.D. (pipe duct), potable water tank and pump room (for podium), Transformer Room(s), planter, sprinkler water tank (podium), sprinkler water tank and pump room, flushing water tank and pump room & cleaning water tank and pump room, SPR. WATER TRANSFER TANK AND PUMP RM., and emergency generator room;

(vi) OCO (Owners' Corporation office);

(vii) the Plant Rooms for Environmental Friendly Systems and Features;

(viii) external walls of the Development which are for identification purpose only and, where possible, shown coloured Indigo on the Elevation Plan(s) of the plans certified as to their accuracy by the Authorized Person annexed to the DMC; and

(ix) such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Car Park Common Areas and the Residential Common Areas.

For the purpose of identification, the Development Common Areas are, where possible, shown coloured Indigo, Indigo hatched Black and Indigo stippled Black on the plans certified as to their accuracy by the Authorized Person annexed to the DMC.

"**Development Common Facilities**" means all those installations and facilities in the Development Common Areas used in common by or installed for the common benefit of all the Units of the Development as part of the amenities thereof and not for the exclusive benefit of any individual Unit and, without limiting the generality of the foregoing, including pipes, drains, wires cables, trenches, air-ducts, lighting, fire fighting installation and other apparatus equipment and facilities.

(d) "**Residential Common Areas**" means all those areas or parts of the Land and the Development the right to the use of which is designated for common use and benefit of the Owners and occupiers of Residential Units and is not given by the DMC or otherwise to the Registered Owner or the Owner of any individual Residential Unit and is not otherwise specifically assigned and which, without limiting the generality of the foregoing, include:-

(i) the Recreational Facilities;

(ii) the Visitors' Parking Spaces (which, for the avoidance of doubt, include the Parking Space for the Disabled Persons);

(iii) the Residential Loading and Unloading Space;

(iv) the Covered Landscape Area;

(v) refuse storage and material recovery chamber (for domestic), caretaker quarter, lifts (excluding the lift which forms part of the Commercial Accommodation), residential lobby, POTABLE WATER TANK AND PUMP RM. (FOR TOWER), T.B.E. RM.2 (FOR DOMESTIC) (telecommunications and broadcasting room 2 (for domestic)), sprinkler water tank (tower), E.D. (electrical duct), flat roof(s) (excluding any flat roof which forms part of the Commercial Accommodation and any flat roof which forms part of a Residential Unit), H.R. (hose reel), P.D. (pipe duct), W.M.C. (water meter cabinet), A.D. (air duct), E.L.V. (extra low voltage), R.S.M.R.R. (refuse storage & material recovery chamber), lift lobby(ies), E.M.R., air-conditioning platforms, staircases, fan room, lift machine room, potable water tank and pump room, fresh water tank and top roof,

(vi) external walls of the Recreational Facilities and external walls of Residential Units (excluding the interior surface of the external walls facing the Residential Units, which interior surface shall form part of the Residential Units). For identification purpose only and, where possible, the external walls which form part of the Residential Common Areas are shown coloured Yellow and Yellow cross-hatched Black on the Elevation Plan(s) of the plans certified as to their accuracy by the Authorized Person annexed to the DMC;

(vii) the area or areas landscaped in accordance with Special Condition No.(11) of the Government Grant including but not limited to the Greenery Area (excluding those forming part of the Development Common Areas); and

(viii) such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Car Park Common Areas and the Development Common Areas.

For the purpose of identification, the Residential Common Areas are, where possible, shown coloured Yellow, Yellow cross-hatched Black and Yellow stippled Black on the plans certified as to their accuracy by the Authorized Person annexed to the DMC.

"**Residential Common Facilities**" means all those installations and facilities in the Residential Common Areas used in common by or installed for the common benefit of all the Residential Units and not for the exclusive use or benefit of any individual Unit or the Development as a whole and which, without limiting the generality of the foregoing, include pipes, drains, wires cables, trenches, air-ducts, lighting, fire fighting installation recreational and other facilities in the Recreational Facilities and other service facilities apparatus whether ducted or otherwise.

B. Number of Undivided Shares Assigned to Each Residential Property in The Development

Undivided Share for each flat / Flat / Floor	A	B	C	D	E	F	G	H	J	K	L
5/F	719	523	651	544	543	529	532	661	521	523	580
6/F-12/F, 15/F-23/F & 25/F-27/F	704	521	637	529	526	524	526	652	521	523	534
28/F	1069	764	525	1074	542	718	1104	545	-	-	-

Remark:
1. 4/F, 13/F, 14/F and 24/F are omitted.
2. Unit I is omitted.

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

Subject to the provisions of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong), the DMC Manager will be appointed as the first manager to manage the Land and the Development for the initial term of two years from the date of the DMC and thereafter shall continue to manage the Development until its appointment is terminated in accordance with the provisions of the DMC.

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

The Manager shall determine the amount which each Owner shall contribute towards the management expenditure in accordance with the following principles:

(a) Each Owner of a Unit of the Development shall contribute to the amount assessed under Part A of the annual Management Budget in the proportion which the number of the Management Shares allocated to his Unit bears to the total number of the Management Shares allocated to all Units of and in the Development. Part A shall cover the estimated management expenditure which in the opinion of the Manager are attributable to the Land and the Development and the Development Common Areas and the Development Common Facilities or for the benefit of all the Owners (excluding those estimated management expenditure contained in Part B, Part C and Part D of the Management Budget);

(b) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Unit of which he is the Owner contribute to the amount assessed under Part B of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Unit bears to the total number of the Management Shares allocated to all Residential Units of and in the Development. Part B shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the Residential Units and the Residential Common Areas and the Residential Common Facilities or solely for the benefit of all the Owners of the Residential Units including but not limited to the expenditure for the operation, maintenance, repair, cleaning, lighting and security of the Recreational Facilities, the Visitors' Parking Spaces and the Residential Loading and Unloading Space and, for the avoidance of doubt:-

(i) Part B shall also contain such parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces and the Residential Loading and Unloading Space;

(ii) Part B shall exclude such parts of the estimated management expenditure in respect of the Residential Common Areas and Residential Common Facilities which in the reasonable opinion of the Manager are attributable to the use and enjoyment of OCO (Owners' Corporation office) by the Owners of the Residential Parking Spaces and Residential Motor Cycle Parking Space which shall be treated as falling within Part C of the annual Management Budget; and

(iii) Part B shall also exclude such parts of the estimated management expenditure in respect of the Residential Common Areas and Residential Common Facilities which in the reasonable opinion of the Manager are attributable to the use and enjoyment of OCO (Owners' Corporation office) by the Owner of the Commercial Accommodation which shall be treated as falling within Part D of the annual Management Budget;

(c) Each Owner in addition to the amount payable under (a) above shall in respect of each Residential Parking Space or Residential Motor Cycle Parking Space of which he is the Owner contribute to the amount assessed under Part C of the annual Management Budget in the proportion which the number of Management Shares allocated to his Residential Parking Space or Residential Motor Cycle Parking Space bears to the total number of Management Shares allocated to all Residential Parking Spaces and Residential Motor Cycle Parking Space of and in the Development. Part C shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the Residential Parking Spaces and Residential Motor Cycle Parking Space and the Car Park Common Areas and the Car Park Common Facilities or solely for the benefit of all the Owners of the Residential Parking Spaces and Residential Motor Cycle Parking Space and, for the avoidance of doubt:-

(i) Part C shall also contain such parts of the estimated management expenditure in respect of the Residential Common Areas and Residential Common Facilities which in the reasonable opinion of the Manager are attributable to the use and enjoyment of OCO (Owners' Corporation office) by the Owners of the Residential Parking Spaces and Residential Motor Cycle Parking Space;

(ii) Part C shall exclude such parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to the use of the Visitors' Parking Spaces and the Residential Loading and Unloading Space which shall be treated as falling within Part B of the annual Management Budget; and

(iii) Part C shall also exclude such parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to (i) the use of the Commercial Parking Spaces, the Commercial Motor Cycle Parking Space and the Commercial Loading and Unloading Spaces and (ii) the use or maintenance of the installations and facilities exclusively serving and forming part of the Commercial Accommodation installed at or underneath the Basement of the Development which shall be treated as falling within Part D of the annual Management Budget; and

(d) Each Owner in addition to the amount payable under (a) above shall in respect of the Commercial Accommodation of which he is the Owner contribute to the amount assessed under Part D of the annual Management Budget in the proportion which the number of Management Shares allocated to the Commercial Accommodation owned by him bears to the total number of the Management Shares allocated to all the Commercial Accommodation of and in the Development. Part D shall contain the estimated management expenditure which in the opinion of the Manager are attributable solely to the Commercial Accommodation or solely for the benefit of the Owner(s) of the Commercial Accommodation and, for the avoidance of doubt:-

(i) Part D shall also contain such parts of the estimated management expenditure in respect of the Residential Common Areas and Residential Common Facilities which in the reasonable opinion of the Manager are attributable to the use and enjoyment of OCO (Owners' Corporation office) by the Owner of the Commercial Accommodation; and

(ii) Part D shall also contain such parts of the estimated management expenditure in respect of the Car Park Common Areas and Car Park Common Facilities which in the reasonable opinion of the Manager are attributable to (i) the use of the Commercial Parking Spaces, the Commercial Motor Cycle Parking Space and the Commercial Loading and Unloading Spaces and (ii) the use or maintenance of the installations and facilities exclusively serving and forming part of the Commercial Accommodation installed at or underneath the Basement of the Development.

E. Basis on which the management fee deposit is fixed

The management fee deposit is equivalent to three months' monthly contribution of the first year's budgeted management expenditure.

F. Area (if any) in the Development retained by the owner for that owner's own use

Not applicable.

Note:

(1) Unless otherwise defined in the sales brochure, capitalized terms used in the above shall have the same meaning of such terms in the draft DMC.

(2) For full details, please refer to the latest draft of the DMC which is free for inspection during opening hours at the sale office. A copy of the latest draft DMC is available upon request and payment of the necessary photocopying charges.

A. 發展項目的公用部分

(a) 「**公用地方**」指所有停車場公用地方、發展項目公用地方及住宅公用地方；

「**公用設施**」指所有停車場公用設施、發展項目公用設施及住宅公用設施。

(b) 「**停車場公用地方**」指其用途為供所有住宅停車位及住宅電單車停車位的業主及佔用人共同使用與享用該土地及發展項目的所有該等區域或部分（該等區域或部分受限於公契及管理協議（下稱「公契」）第三節第A1(b)條及第C1(b)條分別所述由住宅單位業主及商業部分業主享用的地役權、權利及特權），及在不局限前文概括性的原則下，包括(i)大堂、汽車升降機、E.M.R.(E.V. CHARGING)（用於電動汽車充電的電錶室）、車輛通道、通風槽、升降機機房及樓梯及(ii)《建築物管理條例》（香港法例第344章）第2條界定的「公用部分」所涵蓋的地方，但不包括發展項目公用地方及住宅公用地方。停車場公用地方（如可以在圖則上顯示）在附錄於公契並經認可人士核實的圖則上以綠色顯示，謹供識別。

「**停車場公用設施**」指停車場公用地方內供住宅停車位及住宅電單車停車位的業主及佔用人共同使用與享用的設置及設施（該等設置及設施受限於公契第三節第A1(b)條及第C1(b)條分別所述由住宅單位業主及商業部分業主享用的地役權、權利及特權），而並非供任何特定住宅停車位及住宅電單車停車位的業主及佔用人獨家或整個發展項目使用或享用的設置及設施，及在不局限前文概括性的原則下，包括管道、排水渠、電線電纜、渠溝、通風管道槽、照明、消防設置及其他器械和設備及設施。

(c) 「**發展項目公用地方**」指其用途為供所有單位業主及佔用人共同使用與享用，而並非按公契或其他契約給予註冊擁有人或任何個別單位業主及並非特別轉讓給個別業主的該土地及發展項目的所有該等區域或部分，及在不局限前文概括性的原則下，包括：

(i) 根據批地文件特別條款第(11)條所建成之園景範圍，包括但不限於綠化區域（構成住宅公用地方之部分除外）；

(ii) 粉紅色加黑斜線區域；

(iii) 管理員櫃位；

(iv) 位於該土地內的斜坡和擋土牆（如有）；

(v) 一號電訊及廣播設備機房（供住宅）、三號電訊及廣播設備機房（供非住宅）、簷篷、樓梯、E.M.R.（電錶房）、W.M.C.（水錶櫃）、沖廁水輸送箱及泵房、C.W.M.C.（檢測水錶櫃）、電纜立管、控制閥、F.S. CONTROL RM.（消防控制室）、F.S. INLET & SPRINKLER INLET（消防入水掣及花灑入水掣）、S.V.D.（排煙管道）、消防員升降機大堂、升降區、E.D.（電力槽）、F.S. WATER TANK AND PUMP RM.（消防水缸及泵房）、H.R.（消防喉轆）、總電掣房、P.D.（管道槽）、食水缸及泵房（供基座）、變壓器房、花槽、灑水器水缸（供基座）、灑水器水箱及泵房、沖廁水水缸及泵房及清潔水水缸及泵房、SPR. WATER TRANSFER TANK AND PUMP RM.、及緊急發電機房；

(vi) OCO（業主立案法團辦事處）；

(vii) 環保系統及裝置機房；

(viii) 發展項目的外牆，（如可以在圖則上顯示）在附錄於公契並經認可人士核實的圖則的立面圖上以靛藍色顯示，謹供識別；及

(ix) 《建築物管理條例》（香港法例第344章）第2條界定的「公用部分」，但不包括停車場公用地方及住宅公用地方。

發展項目公用地方（如可以在圖則上顯示）在附錄於公契並經認可人士核實的圖則上以靛藍色、靛藍色加黑斜線及靛藍色加黑點顯示，謹供識別。

「**發展項目公用設施**」指發展項目公用地方內安裝作為其便利設施部分，供發展項目所有單位共同使用，而並非供任何個別單位獨家享用的所有該等設置及設施，及在不局限前文概括性的原則下，包括管道、排水渠、電線電纜、渠溝、通風管道槽、照明、消防設置及其他器械和設備及設施。

(d) 「**住宅公用地方**」指其用途為供住宅單位的業主及佔用人共同使用及享用，而並非按公契或其他契約給予註冊擁有人或任何個別住宅單位業主及並非特別轉讓給個別業主的該土地及發展項目的所有該等區域或部分，及在不局限前文概括性的原則下，包括：

(i) 康樂設施；

(ii) 訪客停車位（為免存疑，包括傷殘人士停車位）；

(iii) 住宅裝卸區；

(iv) 有蓋園景區；

(v) 垃圾及物料回收房（供住宅）、管理員宿舍、升降機（構成商業部分除外）、住宅大堂、食水缸及泵房（供大廈）、T.B.E. RM.2 (FOR DOMESTIC)（二號電訊及廣播設備室（供住宅））、灑水器水缸（大廈）、E.D.（電力槽）、平台（構成商業部分及住宅單位部分的平台除外）、H.R.（消防喉轆）、P.D.（管道槽）、W.M.C.（水錶櫃）、A.D.（通風管道槽）、E.L.V.（特低電壓）、R.S.M.R.R.（垃圾及物料回收房）、升降機大堂、E.M.R.、冷氣機平台、樓梯、風扇房、升降機機房、食水缸及泵房、食水水缸及上層天台；

(vi) 康樂設施之外牆及住宅單位之外牆（面向住宅單位的外牆之內部表面除外，該內部表面構成住宅單位的一部分）。屬於住宅公用地方的外牆（如可以在圖則上顯示）在附錄於公契並經認可人士核實的圖則的立面圖上以黃色及黃色加黑交叉斜線顯示，謹供識別；

(vii) 根據批地文件特別條款第（11）條所建成之園景範圍，包括但不限於綠化區域（構成發展項目公用地方部分除外）；及

(viii) 《建築物管理條例》（香港法例第344章）第2條界定的「公用部分」，但不包括停車場公用地方及發展項目公用地方。

住宅公用地方（如可以在圖則上顯示）在附錄於公契並經認可人士核實的圖則上以黃色、黃色加黑交叉斜線及黃色加黑點顯示，謹供識別。

「**住宅公用設施**」指住宅公用地方內安裝供所有住宅單位共同使用與享用，而並非供任何個別住宅單位或整個發展項目享用或使用的所有該等設置及設施，及在不局限前文概括性的原則下，包括管道、排水渠、電線電纜、渠溝、通風管道槽、照明、消防設置、康樂設施內的康樂及其他設施及其他服務設施及儀器（不論是否裝有管道）。

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

每單位的不分割份數 / 單位 / 樓層	A	B	C	D	E	F	G	H	J	K	L
5樓	719	523	651	544	543	529	532	661	521	523	580
6樓至12樓、15樓至23樓及25樓至27樓	704	521	637	529	526	524	526	652	521	523	534
28樓	1069	764	525	1074	542	718	1104	545	-	-	-

附註:
1. 不設4樓、13樓、14樓及24樓。
2. 不設單位I。

C. 有關發展項目的管理人的委任年期

受限於《建築物管理條例》(香港法例第344章)的規定，公契管理人按公契獲委任為管理該土地及發展項目的第一任管理人，任期為從公契之日起的首2年，其後繼續管理發展項目直至按公契規定終止其委任。

D. 管理開支按什麼基準在發展項目中的住宅物業的擁有人之間分擔

管理人按下列原則決定每個業主須分擔管理開支的款項：

(a) 發展項目每個單位業主須按他的單位獲分配的管理份數的數目對所有發展項目單位獲分配的管理份數的總數之比例，分擔年度管理預算A部分評估的款項。A部分涵蓋管理人認為歸屬該土地及發展項目及發展項目公用地方及發展項目公用設施或供全體業主享用的預計管理開支(不包括管理預算B部分、C部分及D部分載有的預計管理開支)；

(b) 每位業主除了須付以上第(a)條規定的款項外，還須就他作為每個住宅單位業主按他的住宅單位獲分配的管理份數的數目對所有發展項目住宅單位獲分配的管理份數的總數之比例，分擔年度管理預算B部分評估的款項。B部分載有管理人認為僅歸屬於住宅單位及住宅公用地方及住宅公用設施或僅供所有住宅單位業主享用的預計管理開支，包括但不限於康樂設施、訪客停車位及住宅裝卸區的操作、保養、維修、清潔、照明及保安的開支，為免存疑：

(i) B部分亦載有管理人合理認為歸屬於使用訪客停車位及住宅裝卸區的與停車場公用地方及停車場公用設施有關的預計管理開支之部分；

(ii) B部分不包括管理人合理認為歸屬於住宅停車位及住宅電單車停車位之業主使用及享用OCO(業主立案法團辦事處)與住宅公用地方及住宅公用設施有關的預計管理開支之部分，該部分將被視為屬於年度管理預算C部分；及

(iii) B部分亦不包括管理人合理認為歸屬於商業部分業主使用及享用OCO(業主立案法團辦事處)與住宅公用地方及住宅公用設施有關的預計管理開支之部分，該部分將被視為屬於年度管理預算D部分；

(c) 每位業主除了須付以上第(a)條規定的款項外，還須就他作為每個住宅停車位或住宅電單車停車位的業主按他的住宅停車位或住宅電單車停車位獲分配的管理份數的數目對所有發展項目住宅停車位及住宅電單車停車位獲分配的管理份數的總數之比例，分擔年度管理預算C部分評估的款項。C部分載有管理人認為僅歸屬於住宅停車位及住宅電單車停車位及停車場公用地方及停車場公用設施或僅供所有住宅停車位及住宅電單車停車位業主享用的預計管理開支，為免存疑：

(i) C部分亦包括管理人合理認為歸屬於住宅停車位及住宅電單車停車位之業主使用及享用OCO(業主立案法團辦事處)的與住宅公用地方及住宅公用設施有關的預計管理開支之部分；

(ii) C部分不包括管理人合理認為歸屬於使用訪客停車位及住宅裝卸區的與停車場公用地方及停車場公用設施有關的預計管理開支之部分，該部分將被視為屬於年度管理預算B部分；及

(iii) C部分亦不包括管理人合理認為歸屬於(i)使用商業停車位、商業電單車停車位及商業裝卸區及(ii)使用或維修專為商業部分而設、及構成商業部分一部分並安裝在發展項目的地庫中或其下的設置及設施，兩者與停車場公用地方及停車場公用設施有關的預計管理開支之部分，該部分將被視為屬於年度管理預算D部分；及

(d) 每位業主除了須付以上第(a)條規定的款項外，還須就他作為商業部分的業主按他的商業部分獲分配的管理份數的數目對所有發展項目商業部分獲分配的管理份數的總數之比例，分擔年度管理預算D部分評估的款項。D部分載有管理人認為僅歸屬於商業部分或僅供商業部分業主享用的預計管理開支，為免存疑：

(i) D部分亦包括管理人合理認為歸屬於商業部分之業主使用及享用OCO(業主立案法團辦事處)與住宅公用地方及住宅公用設施有關的預計管理開支之部分；及

(ii) D部分亦包括管理人合理認為歸屬於(i)使用商業停車位、商業電單車停車位及商業裝卸區及(ii)使用或維修專為商業部分而設、及構成商業部分一部分並安裝在發展項目的地庫中或其下的設置及設施，兩者與停車場公用地方及停車場公用設施有關的預計管理開支之部分。

E. 計算管理費按金的基準

管理費按金的金額相等於首年預計管理開支每月分擔款項的3個月款項。

F. 擁有人在發展項目中保留作自用的範圍(如有)

不適用。

備註：
(1) 公契擬稿中界定的文字及詞語除非在售樓説明書中重新定義或明確説明，否則在本摘要內使用時具有相同的含義。
(2) 欲悉詳情請參考「公契」最新擬稿。「公契」最新擬稿已備存於售樓處在開放時間免費供閱覽，此外亦可支付必要影印費用獲取「公契」最新擬稿的副本。

A. The lot number of the land on which the development is situated

1. The Development is constructed on Kowloon Inland Lot No.11245 (the "lot") which is held under the Conditions of Grant No.20258 dated 2 November 2015 (the "Land Grant").

B. The term of years under the lease

1. The lot is granted for a term of 50 years commencing from 2 November 2015.

C. The user restrictions applicable to that land

1. Special Condition No.(9) of the Land Grant stipulates that:
   (a) Subject to sub-clause (b) of this Special Condition, the lot or any part thereof or any building or buildings erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

   (b) Any building or part of any building erected or to be erected on the lot shall not be used for any purpose other than the following:
   (i) in respect of the lowest three floors, for non-industrial (excluding godown, hotel and petrol filling station) purposes provided that for avoidance of doubt, a basement level (if erected), irrespective of the size or floor area of such level, shall be counted as a floor for the purpose of this Special Condition and that the use of any basement level shall be further restricted as provided in sub-clause (b)(iii) of this Special Condition;
   (ii) in respect of the remaining floors (excluding any basement level or basement levels (if erected) above the lowest three floors in the event that there are more than three basement levels), for private residential purposes; and
   (iii) in respect of any basement level (if erected), whether being one of the lowest three floors or a basement level above the lowest three floors, for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes.

   (c) Any floor to be used solely for accommodating the parking, loading and unloading spaces to be provided in accordance with Special Condition Nos. (24), (25) and (26) hereof or plant room or both shall not be counted as one of the floors referred to in sub-clause (b) of this Special Condition. The determination by the Director of Lands ("the Director") as to whether the use to which a floor is to be put is a use for the purposes permitted under this sub-clause (c) shall be final and binding on the Grantee.

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

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

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

1. Special Condition No.(4) of the Land Grant stipulates that:
   (a) The Grantee shall:
   (i) on or before the 30th day of June, 2020 or such other extended periods as may be approved by the Director, at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
   (I) lay, form, surface and drain those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area"); and
   (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures")

   so that building, vehicular and pedestrian traffic may be carried on the Green Area;
   (ii) on or before the 30th day of June, 2020 or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture and road markings as the Director may require; and
   (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No. (5) 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. Special Condition No.(5) of the Land Grant stipulates that:
   For the purpose only of carrying out the necessary works specified in Special Condition No.(4) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Area. The Green 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 of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(4) hereof or otherwise.

3. Special Condition No.(6) of the Land Grant stipulates that:
   The Grantee shall not without the prior written consent of the Director use the Green 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.(4) hereof.

4. Special Condition No.(7) of the Land Grant stipulates that:
   (a) The Grantee shall at all reasonable times while he is in the possession of the Green Area:
   (i) permit the Government, the Director, and his officers, contractors and agents and any persons authorized by the Director, the right of free ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(4)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(4)(b) hereof and any other works which the Director may consider necessary in the Green Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of free ingress, egress and regress to, from and through the lot and the Green 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 Green Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wires, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighboring land or premises, and the 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 Green Area; and

(iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of free ingress, egress and regress to, from and through the lot and the Green 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 Green Area.

(b) The Government, the Director and his officers, contractors and agents and any other 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 other 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. Special Condition No. (13) of the Land Grant stipulates that:-

(a) The Grantee hereby acknowledges that there is an existing lane (hereinafter referred to as "the Existing Lane") within that portion of the lot shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Black Area").

(b) The Grantee shall on or before the date specified in Special Condition No. (8) hereof at his own expense, in such manner, with such materials, within such time limit and to such standards, levels, alignment and designs as the Director shall require or approve, lay, form, surface, construct and provide a pedestrian passageway (together with such access steps, stairways, ramps, lightings and such other structures as the Director in his absolute discretion may require) in all respects to the satisfaction of the Director within the Pink Hatched Black Area so that the pedestrian traffic may be carried on the Pink Hatched Black Area.

(c) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (b) and (f) of this Special Condition on or before the date specified in Special Condition No.(8) hereof, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.

(d) Except with the prior written consent of the Director, no tree or shrub shall be planted and no building or structure or support for any building or structure (other than the access steps, stairways, ramps, lightings and such other structures provided or constructed pursuant to sub-clause (b) of this Special Condition) shall be erected or constructed or placed on, over, under, above, below or within the Pink Hatched Black Area.

(e) The Grantee shall at all times after the works referred to in sub-clause (b) of this Special Condition have been completed to the satisfaction of the Director during the term hereby agreed to be granted permit all members of the public at all times for all lawful purposes without payment of any nature whatsoever and without any interruption to have access to and to pass and repass on foot or by wheelchair at all times on, along, to, from, through, over, up and down the Pink Hatched Black Area.

(f) The Grantee shall at all times during the term hereby agreed to be granted at his own expense maintain and manage the Pink Hatched Black Area (including the pedestrian passageway and the access steps, stairways, ramps, lightings and such other structures provided or constructed pursuant to sub-clause (b) of this Special Condition) in good and substantial repair and condition in all respects to the satisfaction of the Director.

(g) Notwithstanding the provision in Special Condition No.(9) hereof, the Pink Hatched Black Area shall not be used for any purpose other than for members of the public to pass and repass in accordance with sub-clause (e) of this Special Condition and for providing the access as provided in sub-clauses (h)(i) and (h)(ii) of this Special Condition.

(h) (i) The Grantee shall at all reasonable times permit the Director, his officers, contractors and agents and any persons authorized by him or them, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Black Area for the purposes of laying, installing, diverting, removing, inspecting, repairing and maintaining works to be carried out in compliance with sub-clauses (b) and (f) and carrying out, inspecting, repairing and maintaining works under sub-clause (c) of this Special Condition and installing, diverting, removing, inspecting, repairing and maintaining such parts of the Services (as defined in Special Condition No.(35) hereof) being or running upon, over or under the Existing Lane and carrying out any other works (including but not limited to the said works relating to the Services) which the Director may consider necessary on, over, under, above, below or within the Pink Hatched Black Area.

(ii) The Grantee shall at all reasonable times permit the owners of the adjoining lots, the public utility companies, their respective officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Black Area (including the Existing Lane) for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Pink Hatched Black Area.

(i) The Government, the Director and his officers, contractors and agents and any persons authorized by him or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or the exercise by the Government, the Director and his officers, contractors and agents and any persons authorized by him or them of the rights conferred under sub-clauses (c) and (h) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government, the Director and his officers, contractors and agents and any persons authorized by him or them in respect of any such loss, damage, nuisance or disturbance.

(j) The Grantee hereby indemnifies and shall keep indemnified the Government, the Director and his officers, contractors and agents and any persons authorized by him from and against all liabilities and all actions, proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the Grantee's obligations under this Special Condition or out of or in connection with the Existing Lane.

(k) It is hereby expressly agreed, declared and provided that the obligation on the part of the Grantee contained in sub-clause (e) of this Special Condition arises only as a matter of contract between the Grantee and the Government and that by imposing the said obligation, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Black Area or any part or parts thereof to the public for the right of passage.

(l) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (e) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

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

1. General Condition No.6 of the Land Grant stipulates that:
   (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 and disposition and any approved building plans without variation or modification thereto;
      (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.

2. Special Condition No.(8) of the Land Grant stipulates that:
   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 30th day of June, 2020.

3. Special Condition No.(11) of the Land Grant stipulates that:
   (a) The Grantee shall at his own expense submit to the Director for his approval a landscape plan indicating the location, disposition and layout of the landscaping works to be provided within the lot in compliance with the requirements stipulated in sub-clause (b) of this Special Condition.
   (b) (i) Not less than 20% of the area of the lot shall be planted with trees, shrubs or other plants.
      (ii) Not less than 50% of the 20% referred to in sub-clause (b)(i) of this Special Condition (hereinafter referred to as "the Greenery Area") shall be provided at such location or level as may be determined by the Director at his sole discretion so that the Greenery Area shall be visible to pedestrians or accessible by any person or persons entering the lot.
      (iii) The decision of the Director as to which landscaping works proposed by the Grantee constitutes the 20% referred to in sub-clause (b)(i) of this Special Condition shall be final and binding on the Grantee.
      (iv) The Director at his sole discretion may accept other non-planting features proposed by the Grantee as an alternative to planting trees, shrubs or other plants.
   (c) The Grantee shall at his own expense landscape the lot in accordance with the approved landscape plan in all respects to the satisfaction of the Director, and no amendment, variation, alteration, modification or substitution of the approved landscape plan shall be made without the prior written consent of the Director.
   (d) The Grantee shall thereafter at his own expense maintain and keep the landscaped works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.
   (e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (21)(a)(v) hereof.

4. Special Condition No.(15) of the Land Grant stipulates that:
   (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) For the purpose of calculating the respective total gross floor areas stipulated in Special Condition Nos. (12)(c)(i) and (12)(c)(ii) hereof, subject to Special Condition No. (38)(d) hereof, any part of the Facilities provided within the lot in accordance with sub-clause (a) of this Special Condition which are for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.
   (c) In the event that any part of the Facilities is exempted from the gross floor area calculation pursuant to sub-clause (b) of this Special Condition (hereinafter referred to as "the Exempted Facilities"):
      (i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (21)(a) (v) 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.

5. Special Condition No.(16)(a) of the Land Grant stipulates that:
   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 residential 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.

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

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

8. Special Condition No.(24) of the Land Grant stipulates that:
   (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 for 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 29.4 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 16.8 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 5.6 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 2.1 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 1.6 residential units or part thereof
Not less than 160 square metres	One space for every 1.2 residential units or part thereof

   (ii) For the purpose of sub-clause (a)(i) of this Special Condition, the total number of the Residential Parking Spaces to be provided shall be the aggregate of the respective number of the Residential Parking Spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i) of this Special Condition and for the purpose of these Conditions, the term "size of each residential unit" in terms of gross floor area shall mean the sum of (I) and (II) below:
   (I) the gross floor area in respect of a residential unit, exclusively used and enjoyed by the resident of that unit, which shall be measured from the exterior of the enclosing walls or parapet of such unit except where such enclosing walls separate two adjoining units in which case the measurement shall be taken from the middle of those walls, and shall include the internal partitions and columns within such unit, but, for the avoidance of doubt, shall exclude all floor area within such unit which are not taken into account for the calculation of gross floor area stipulated in Special Condition Nos. (12)(c)(i) and (12)(c)(ii) hereof; and
   (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the residential portion of the development erected or to be erected on the lot, outside the enclosing walls of the residential units but, for the avoidance of doubt, excluding all floor area which are not taken into account for the calculation of the respective total gross floor areas stipulated in Special Condition Nos. (12)(c)(i) and (12)(c)(ii) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

   (iii) Additional 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 bona fide guests, visitors or invitees of the residents of the building or buildings or part or parts of the building or buildings erected or to be erected on the lot for private residential purposes at a rate of 1 space for every block of residential units containing more than 75 residential units erected or to be erected on the lot or at such other rates as may be approved by the Director, provided that a minimum of two spaces shall be provided within the lot.
   (iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be varied under Special Condition No. (26) hereof) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

   (b) (i) Four spaces or such other number as may be approved by the Director shall be provided within the lot for the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding residential, hotel, godown and petrol filling station) purposes 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.
   (ii) The spaces provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No. (26) hereof) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for non-industrial (excluding residential, godown, hotel and petrol filling station) purposes 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) Out of the spaces provided under sub-clauses (a)(i), (a)(iii) and (b)(i) of this Special Condition (as may be varied under Special Condition No. (26) hereof), 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 (as may be adjusted pursuant to Special Condition No. (26) hereof) and that the Grantee shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No. (26) hereof) to become the Parking Spaces for the Disabled Persons.

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

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

(I) 10 percent of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of this Special Condition (as may be varied under Special Condition No.(26) hereof) (hereinafter referred to as "the Residential Motor Cycle Parking Spaces"); and

(II) 10 percent of the total number of spaces required to be provided under sub-clause (b)(i) of this Special Condition (as may be varied under Special Condition No.(26) hereof).

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

(ii) The Residential Motor Cycle Parking Spaces (as may be varied under Special Condition No.(26) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in 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.

(iii) The spaces provided under sub-clauses (d)(i)(II) of this Special Condition (as may be varied under Special Condition No.(26) hereof) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building or buildings erected or to be erected on the lot for the respective purposes stipulated in sub-clauses (b)(i) of this Special Condition and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(Sub-clause (e) omitted under Land Grant)

(f) (i) Except the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a) and (b) of this Special Condition (as may be varied under Special Condition No. (26) hereof) shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.

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

(iii) Each of the spaces provided under sub-clause (d) of this Special Condition (as may be varied under Special Condition No. (26) hereof) shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres or such other minimum headroom as may be approved by the Director.

9. Special Condition No.(25) of the Land Grant stipulates that:

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

(i) 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; and

(ii) one space for every 1,200 square metres or part thereof of the gross floor area of the building or buildings erected or to be erected on the lot to be used for non-industrial (excluding private residential, godown, hotel and petrol filling station) purposes or such other ratios as may be approved by the Director.

(b) Each of the spaces provided under sub-clauses (a)(i) and (a)(ii) of this Special Condition shall measure 3.5 metres in width and 7.0 metres in length with a minimum headroom of 3.6 metres or such other dimensions as approved by the Director. Such spaces (as may be varied under Special Condition No.(26) hereof) shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.

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

10. Special Condition No.(26) of the Land Grant stipulates that:

(a) Notwithstanding Special Condition Nos. (24)(a)(i), (24)(a)(iii), (24)(b)(i), (24)(d)(i)(I), (24)(d)(i)(II) and Special Condition No. (25)(a) hereof, the Grantee may increase or reduce the respective numbers of spaces required to be provided under the said Special Conditions by not more than 5 percent provided that the total number of spaces so increased or reduced shall not exceed 50.

(b) In addition to sub-clause (a) of this Special Condition, the Grantee may increase or reduce the respective number of spaces required to be provided under Special Condition Nos. (24)(a)(i) and (24)(d)(i)(I) hereof (without taking into account of the spaces calculated in sub-clause (a) of this Special Condition) by not more than 5 percent.

11. Special Condition No.(32) of the Land Grant stipulates that:

(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.(31) 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 supports, 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.

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

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

F. The lease conditions that are onerous to a purchaser

1. Special Condition No.(3) of the Land Grant stipulates that:-
(a) The Grantee acknowledges that as at the date of this Agreement, there are some buildings and structures existing on the lot (other than the Encroachment as defined in sub-clause (b) of this Special Condition) (the part of which is within the lot is hereinafter collectively referred to as "the existing buildings and structures") and parts of which project over Government land adjacent to the lot (hereinafter referred to as "the projections"). The Grantee shall on or before the date specified in Special Condition No. (8) hereof demolish and remove at his own expense and in all respects to the satisfaction of the Director the existing buildings and structures and the projections. The Government will accept no responsibility or liability for any loss, damage, nuisance or disturbance caused to or suffered by the Grantee by reason of the use, presence and subsequent demolition and removal of the existing buildings and structures and the projections; and the Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the use, presence and subsequent demolition and removal of the existing buildings and structures and the projections.

(b) Without prejudice to the generality of sub-clause (a) of this Special Condition, the Grantee acknowledges that as at the date of this Agreement, certain structures (including but not limiting to air conditioning units, windows and pipes) protrude from the building or buildings erected on all that piece or parcel of land registered in the Land Registry as Sub-section 1 of Section B of Kowloon Inland Lot No.1445 (hereinafter referred to as "the Adjoining Lot") onto the lot (hereinafter referred to as "the Encroachment") and that the lot is granted subject to the existence of the Encroachment. The Government gives no warranty, express or implied, as to the physical condition, state or safety of the Encroachment or any part thereof, or as to whether the Encroachment was erected or installed or has remained in existence in compliance with the provisions of the Building Ordinance, any regulations made thereunder and any amending legislation, or as to whether the Encroachment will be demolished, removed or rectified. The Government, the Director and his officers contractors and agents and any person authorised by the Director shall be under no responsibility, obligation or liability whatsoever to the Grantee or any other persons in respect of the Encroachment by or the presence, maintenance, repair, removal or demolition of the Encroachment or for any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other persons by reason of or arising out of or incidental to the Encroachment by or the use, presence, maintenance, repair, removal or demolition of the Encroachment or the carrying out of any works by the Grantee or any other persons in relation thereto or the taking of steps or legal proceedings or actions against the registered owners or occupiers of the Adjoining Lot or any other persons in respect thereof; and no claim whatsoever shall be made by the Grantee in respect of any such loss, damage, nuisance or disturbance. The Grantee hereby indemnifies and shall keep indemnified the Government from and against all liabilities, losses, damages, claims, expenses, costs, charges, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with the Encroachment by or the use, presence, maintenance, repair, demolition or removal of the Encroachment.

(c) For the avoidance of doubt, the existence of the Encroachment and the fact that the lot is granted subject to the existence of the same shall not in any way relieve the Grantee of or release, discharge, lessen or vary the Grantee's obligations under these Conditions or affect or prejudice in any way the rights and remedies of the Government under these Conditions in respect of any breach, non-compliance, non-observance or non-performance by the Grantee of his obligations under these Conditions.

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

3. Special Condition No.(28) of the Land Grant stipulates that:
(a) Notwithstanding that these Conditions shall have been observed and complied with to the satisfaction of the Director, the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces shall not be:
(i) assigned except
(I) together with undivided shares in the lot giving the right of exclusive use and possession of a residential unit or units in the building or buildings 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 Residential Motor Cycle Parking Spaces shall be assigned to the owner or underlet to the resident of any one residential unit in the building or buildings erected or to be erected on the lot.

(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 Residential 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.

4. Special Condition No.(31) of the Land Grant stipulates that:
The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

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

6. Special Condition No.(35) of the Land Grant stipulates that:
The Grantee shall take or cause to be taken all proper and adequate care, skill and precautions at all times, and particularly when carrying out demolition, removal, construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area (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 or any part thereof or the Green Area or both the lot or any part thereof and the Green Area or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area 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.

7. Special Condition No.(37) of the Land Grant stipulates that:
Wherever in these Conditions it is provided that:
(a) the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Grantee or on the failure of the Grantee to carry out such works or otherwise) at the cost of the Grantee or that the Grantee shall pay or repay to the Government or its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or

(b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

Note:
1. The expression "Grantee" as mentioned in this section means the grantee under the Land Grant and where the context so admits or requires includes his executors, administrators and assigns and in case of a corporation its successors and assigns.
2. 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.

A. 發展項目所位於的土地的地段編號

1. 發展項目興建於九龍內地段第11245號(「**該地段**」)。根據日期為2015年11月2日的批地條件第20258號(「**批地文件**」)持有該地段。

B. 有關租契規定的年期

1. 該地段的租期由2015年11月2日起計50年。

C. 適用於該土地的用途限制

1. 批地文件特別條款第(9)條規定：
   (a) 在本特別條款第(b)款的規限下，該地段或其任何部分或在該地段已建或擬建的任何一或多座建築物不得用作非工業(不包括倉庫、酒店及加油站)用途以外的任何其他用途。

   (b) 在該地段的任何已建或擬建的建築物或其部分，除作以下用途外，不得作任何其他用途：
      (i) 就最低三層而言，只可作為非工業(不包括貨倉、酒店及加油站)用途，但是為免存疑，地庫樓層(如有搭建)，不論該樓層的大小或樓面面積，就此特別條款而言均計算作一層，而任何地庫樓層的用途將進一步受本特別條款第(b)(iii)款限制;
      (ii) 就其餘層數而言(如有多於三層地庫樓層，便不包括任何在最低三層之上的任何地庫樓層(如有搭建))，只可作為私人住宅用途；及
      (iii) 就任何地庫樓層(如有搭建)而言，不論為最低三層之一或在最低三層之上的地庫樓層，只可作為非工業(不包括住宅、貨倉、酒店及加油站)用途。

   (c) 任何樓層按特別條款第(24)、(25)和(26)條規定僅用作安置車位及裝卸區，或機房或兩者之用途均不能視作本特別條款第(b)款界定的樓層。地政署長(「**署長**」)對任何樓層是否用作本特別條款第(c)款准許的用途的決定是最終的及約束承授人。

   (d) 就本特別條款而言，署長對如何構成一層或多層的決定及就某一層或某多層是否構成地庫樓層的決定為最終的並對承授人具有約束力。

2. 批地文件特別條款第(39)條規定：
   不得於該地段搭建或建造墳墓或骨灰龕，亦不得在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放任何人類遺骸或動物遺骸。

D. 按規定須興建並提供予政府或供公眾使用的設施

1. 批地文件特別條款第(4)條規定：
   (a) 承授人須：
      (i) 於2020年6月30日或之前或署長可能批准的其他延長時期，按署長批准的方式、材料、標準、水平、定線及設計自費進行下列工程，在一切方面使署長滿意：
         (I) 鋪設、塑造及平整附錄於此的圖則上以綠色顯示的未來公共道路部份(下稱「**綠色區域**」)及為其進行排水；及
         (II) 按署長全權酌情要求，提供及建造橋樑、隧道、立交橋、地下通道、暗渠、高架道路、天橋、行人路、道路或其他構築物(以下統稱「**該等構築物**」)

      使綠色區域可容納建築物、車輛和行人交通；

      (ii) 於2020年6月30日或之前(或署長可能批准的其他延長時期)，自費在綠色區域鋪路面、鋪路邊石及開水道，並提供署長要求的溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務設施、街燈、交通標誌、街道設施和路面標記，以達至署長滿意程度；及
      (iii) 自費保養綠色區域連同該等構築物及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至署長滿意程度，直至綠色區域的管有權已根據特別條款第(5)條交還政府為止。

   (b) 如果承授人未能在訂明的期限內履行其在本特別條款第(a)款的責任，政府可進行必要的工程，費用一概由承授人承擔，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，其決定為最終的及對承授人具有約束力。

   (c) 政府對承授人履行本特別條款第(a)款的責任或政府行使本特別條款第(b)款的權利或其他原因所產生或附帶造成承授人或任何其他人士蒙受任何損失、損害、滋擾或干擾，毋須承擔任何責任，而且承授人不能就任何該等損失、損害、滋擾或干擾向政府提出索償。

2. 批地文件特別條款第(5)條規定：
   僅為了進行特別條款第(4)條指明須進行的工程，承授人在本協議簽立之日獲授予綠色區域的管有權。綠色區域須應政府要求交回還給政府，和在任何情況下於署長發出函件證明本批地文件各項條件已履行使其滿意之日被視為已交還給政府。承授人須在其管有綠色區域期間的所有合理時間內，容許政府及公眾車輛及行人自由出入綠色區域，並確保上述通行不受到根據特別條款第(4)條進行之工程或其他工程之干擾或阻礙。

3. 批地文件特別條款第(6)條規定：
   未經署長書面同意，承授人不得使用綠色區域儲物或搭建任何臨時構築物或進行特別條款第(4)條指明之工程以外之任何用途。

4. 批地文件特別條款第(7)條規定：
   (a) 承授人須在其管有綠色區域期間的所有合理時間內：
      (i) 允許政府、署長、及其人員、承辦商、代理及其他獲署長授權人士有權出入及經過該地段及綠色區域，以便視察、檢查及監督任何須按特別條款第(4)(a)條進行的工程，及進行、視察、檢查及監督根據特別條款第(4)(b)條進行的工程及署長認為有需要在綠色區域內進行的任何其他工程；
      (ii) 允許政府及獲政府授權的相關公共事業公司，在政府或相關公共事業公司要求時有權出入及經過該地段及綠色區域，以供其在綠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於其後保養一切管道、電線、導管、電纜管道及其他傳導媒介及附屬設備，以便向該地段或任何毗連或鄰近土地或處所提供電話、電力、氣體(如有)及其他服務。承授人須就有關任何上述於綠色區域內進行之工程之所有事宜，與政府及政府妥為授權的有關公共事業公司充分合作；及
      (iii) 允許水務監督之人員及他們授權之人士在水務監督之官員或上述獲授權人士要求時，有權出入及經過該地段及綠色區域，以進行任何與綠色區域內之水務設施之操作、保養、維修、更換及改動有關的工程。

   (b) 就任何因政府、署長、及其人員、承辦商及代理和任何其他按本特別條款第(a)款獲授權的其他人士或公共事業公司行使權利而造成承授人或任何其他人士蒙受任何損失、破壞、滋擾或干擾，政府、署長、及其人員、承辦商及代理人及任何其他按本特別條款第(a)款獲授權的其他人士或公共事業公司毋須承擔任何責任。

5. 批地文件特別條款第(13)條規定：
   (a) 承授人在此確認在該地段內的附錄於此的圖則上用粉紅色加黑斜線顯示的區域(下稱「**粉紅色加黑斜線區域**」)，存在現有巷(下稱「**現有巷**」)。

   (b) 承授人須於特別條款第(8)條所指定的日期或之前，按署長要求或批准的方式、材料、時限、標準、水平、定線及設計自費在粉紅色加黑斜線區域鋪設、塑造、平整、建造及提供行人通道(連同通道樓梯、斜坡、燈光及按署長全權酌情要求的其他構築物)，在一切方面使署長滿意，使粉紅色加黑斜線區域可容納行人交通。

   (c) 倘若承授人未能在特別條款第(8)條中指定的日期或之前履行本特別條款第(b)款及第(f)款的責任，政府可進行必要的工程，費用一概由承授人承擔，就此承授人須應要求向政府支付相等於該費用的金額，該金額由署長決定，而其決定為最終的並對承授人具有約束力。

   (d) 未經署長預先書面同意，不可在粉紅色加黑斜線區域上、上方、之下、之上、下方及之內種植樹木或灌木及不可建立、興建或放置任何建築物或構築物或任何建築物或構建物的支撐物(通道樓梯、斜坡、燈光和按本特別條款第(b)款所提供或建造的其他構築物除外)。

   (e) 在完成本特別條款第(b)款所指的工程並令署長各方面滿意後，承授人須在租期的所有時間允許所有公眾人士在任何時間就所有合法目的，不需付出任何性質的費用及不受任何干擾，徒步或乘坐輪椅以通過、沿着、往返、穿過、越過、上落之方式出入，經過及再經過粉紅色加黑斜線區域。

   (f) 承授人須在此同意授予的期限內任何時間，自費保養及管理粉紅色加黑斜線區域(包括行人通道和通道樓梯、斜坡、燈光和按本特別條款第(b)款所提供或建造的其他構築物)以達至修葺良好堅固和狀況良好，在各方面使署長滿意。

   (g) 即使特別條款第(9)條另有規定，粉紅色加黑斜線區域不可作供公眾人士按照本特別條款第(e)款經過及再經過以及按照本特別條款第(h)(i)款及第(h)(ii)款提供的通道以外的任何其他用途。

(h) (i) 承授人須在任何合理時間內准許署長、其人員、承辦商及代理和其他獲其授權的人士，不論有否攜帶工具、設備、器材或車輛，自由和不受限制地進出和通過粉紅色加黑斜線區域，以便鋪設、安裝、轉移、移除、視察、維修及保養以遵照第(b)款及第(f)款中將開展的工程，及進行、視察、維修和維持本特別條款第(c)款的工程，及安裝、分道、清除、視察、維修及保養存在現有巷之上、上方、之下的該服務設施（按特別條款第(35)條界定）的該等部分並進行署長認為必要在粉紅色加黑斜線區域上、上方、之下、之上、下方或之內的任何其他工程（包括但不限於涉及該服務設施的工程）。

(ii) 承授人須在任何合理時間內准許毗鄰土地業主、公共事業公司、其人員、承辦商及代理和其他獲其授權的人士，不論有否攜帶工具、設備、器材，自由和不受限制地進出和通過粉紅色加黑斜線區域（包括現有巷），以便檢查、鋪設、安裝、轉移、移除、視察、維修及保養排水渠、水路或水道、總水管、污水渠、明渠、喉管、電纜、電線、公用事業設施或在粉紅色加黑斜線區域之上、上方或之下的任何其他工程或裝置。

(i) 政府、署長、其人員、承辦商及代理和其他獲其授權的人士，毋須因承授人履行在此特別條款的責任或因政府、署長、其人員、承辦商及代理和其他獲其授權的人士行使本特別條款第(c)款及第(h)款的權利或其他原因而所引起或附帶引起而令承授人或任何其他人士造成或蒙受的任何損失、損害、滋擾或干擾承擔責任，且承授人不得針對政府、署長、其人員、承辦商及代理和其他獲其授權的人士就上述損失、破壞、滋擾或干擾申索任何賠償。

(j) 對於承授人、其僱員、工人及承辦商因履行本特別條款或因現有巷相關事宜直接或間接引起或導致的一切任何性質的法律責任、訴訟、程序、費用、申索、開支、損失、損害賠償、收費及要求，承授人須向政府、署長、其人員、承辦商及代理和其他獲妥為授權的人士作出彌償並確保其獲得彌償。

(k) 本特別條款在此明文協議、聲明和規定，承授人在本特別條款第(e)款的責任乃承授人和政府之間的合約責任，通過施加其責任，承授人並沒有意圖而政府亦沒有同意將粉紅色加黑斜線區域或任何其一或多部分撥供公眾作通道使用。

(l) 在此進一步明文同意與聲明，不得鑑於本特別條款第(e)款所載承授人的責任而預期獲得或申索任何關於額外上蓋面積或地積比率的任何優惠或權利，不論按建築物(規劃)規例第22(2)條、任何修訂或代替規例或其他規定。為免存疑，承授人明文放棄按建築物（規劃）規例第22(2)條、任何修訂或代替規例或其他規定申索獲取額外上蓋面積或地積比率的任何優惠。

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

1. 批地文件一般條款第(6)條規定：
   (a) 承授人須在整個租期期間就根據該等條款已建或重建建築物（該詞指本一般條款第(b)款提及的重新發展）：
      (i) 按經批准的設計及佈局及任何經批准建築圖則保養一切建築物，不得對其作出修訂或更改；
      (ii) 保養按該等條款已建或今後可能按任何合同修訂所搭建的一切建築物，使其處於修繕妥當的狀態，並處於該狀態直至租約結束或提前終止交還為止。
   (b) 倘若在租期的任何時候清拆當時在該地段或其中任何部分上面的任何建築物，承授人須興建相同類型及不少於原先總樓面面積的健全及堅固的建築物或經署長批准的類型及價值的建築物作為代替。如果進行上述清拆，承授人須在上述清拆的一個曆月內向署長申請同意進行重新發展該地段的建築工程。當收到上述同意後必須在三個曆月內開展重新發展的必要工程及在署長規定的期限內完成，使署長滿意。

2. 批地文件特別條款第(8)條規定：
   承授人須發展該地段，在該地段上興建一幢或多幢建築物，在各方面符合該等條款和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，並須於2020年6月30日或之前完工及使其適宜佔用。

3. 批地文件特別條款第(11)條規定：
   (a) 承授人須自費向署長提交一份園景美化圖供其審批，當中須顯示將於該地段內進行園景美化工程的位置、佈局及平面圖，以符合本特別條款第(b)款的規定。
   (b) (i) 該地段中不少於20%區域須種植樹木、灌木或其他植物。
      (ii) 本特別條款第(b)(i)款提及的20%中不少於50%區域（下稱「**綠化區域**」）須在署長自行酌情決定的位置及水平提供，以便行人可看見或進入該地段的任何人士可接近該綠化區域。
      (iii) 署長對承授人提議的美化環境工程是否屬於本特別條款第(b)(i)款提及的20%之決定為最終的及約束承授人。
      (iv) 署長可全權酌情接受承授人提議的非種植裝飾代替種植樹木、灌木或其他植物。
   (c) 承授人須自費按照已批准的園景美化圖在該地段進行園景美化，以達至署長在各方面滿意程度。未經署長事先書面同意，不得修訂、更改、改變、變更或取代已批准的園景美化圖。
   (d) 承授人其後須自費保養及保持園景美化工程，使其保持安全、清潔、井然、整齊及健康狀態，以達至署長在各方面滿意程度。
   (e) 按照本特別條款進行園景美化的範圍須被指定為並構成特別條款第(21)(a)(v)條所指的公用地方之一部分。

4. 批地文件特別條款第(15)條規定：
   (a) 承授人可於該地段內建立、建造及提供署長書面批准的康樂設施及其輔助設施（下稱「**該等設施**」）。該等設施的種類、大小、設計、高度及佈局須經署長事先書面批准。
   (b) 為了計算特別條款第(12)(c)(i)條及第(12)(c)(ii)條分別規定的總樓面面積，並受制於特別條款第(38)(d)條的規定，若按照本特別條款第(a)款在該地段內提供的該等設施任何部分乃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共同使用和享用的，該等設施的該等部分將不予計算在內。署長認為該等設施其餘並非作此用途的部分則須計算在內。
   (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（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(21)(a)(v)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，使其保持修繕妥當及堅固的狀態，並運作獲豁免設施，以達至署長滿意程度；及
      (iii) 獲豁免設施只供該地段上已建或擬建的一或多幢住宅大廈住客及其真正訪客使用，任何其他人士不得使用。

5. 批地文件特別條款第(16)(a)條規定：
   該地段內可提供辦公設施給看守員或管理員或兩者使用，但受下列條件約束：
      (i) 署長認為此等設施對於該地段上已建或擬建的住宅大廈的安全、保安及良好管理是有必要的；
      (ii) 此等設施不能用作該地段的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之任何用途；及
      (iii) 此等設施的位置須首先經署長書面批准。

6. 批地文件特別條款第(17)(a)條規定：
該地段內可提供宿舍給看守員或管理員或兩者使用，但受下列條件約束：
(i) 上述宿舍須設置在該地段上已建的其中一座住宅單位大廈內或署長以書面批准的其他位置；及
(ii) 上述宿舍不能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。

7. 批地文件特別條款第(18)(a)條規定：
該地段內可提供一個辦公室，供業主立案法團或業主委員會使用，但前提是：
(i) 該辦公室不能用作該地段及在其上已建或擬建的大廈已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) 上述辦公室的位置須首先經署長書面批准。

8. 批地文件特別條款第(24)條規定：
(a) (i) 該地段內須提供車位，用作停泊根據《道路交通條例》、其下的任何規例及任何修訂法例領有牌照，並且屬於該地段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、訪客或被邀請者的車輛（下稱「**住宅停車位**」），以達至署長滿意程度。住宅停車位的比率須按下表列明該地段已建或擬建住宅單位的分別面積計算（除非署長同意採用有別於以下列表的住宅停車位比率或數目）提供：

每個住宅單位面積	提供住宅停車位的數目
少於40平方米	每29.4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16.8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5.6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130平方米	每2.1個住宅單位或其部分設置一個車位
不少於130平方米但少於160平方米	每1.6個住宅單位或其部分設置一個車位
不少於160平方米	每1.2個住宅單位或其部分設置一個車位

(ii) 為本特別條款第(a)(i)款之目的，須提供之住宅停車位總數目應為按照本特別條款第(a)(i)款列表依據各住宅單位面積而計算出住宅停車位數目之總和。為該等條款的目的，「每個住宅單位面積」在總樓面面積而言為下列(I)及(II)之和：
(I) 一個住宅單位供該單位住戶獨有使用及享用之總樓面面積，須由該單位之圍牆或護牆外面起量度。但若圍牆分隔兩個毗連單位，在這情況下須由該等牆壁之中間部份起量度，並包括單位之內部間隔及支柱，但為免存疑，不包括沒有列入特別條款第(12)(c)(i)條及第(12)(c)(ii)條指定的總樓面面積的該單位之所有樓面面積；及
(II) 該住宅單位的按比例之住宅公用地方（按下文界定）總樓面面積，即在各個住宅單位圍牆之外，供該地段已建或擬建發展項目住宅部份之所有住戶共同使用及享用的住宅公用地方（該住宅公用地方下稱「**住宅公用地方**」）的總樓面面積，為免存疑，不包括沒有列入特別條款第(12)(c)(i)條及第(12)(c)(ii)條指定的個別總樓面面積的所有樓面面積，在計算時須按以下公式向每一間住宅單位分攤：

$$\text{住宅公用地方之全部總樓面面積} \times \frac{\text{根據本特別條款第(a)(ii)(I)款所計出之該住宅單位之總樓面面積}}{\text{根據本特別條款第(a)(ii)(I)款所計出之所有住宅單位之全部總樓面面積}}$$

(iii) 如該地段已建或擬建的任何大廈提供超過75個住宅單位，須按每座1個車位之比率或署長批准的其他比率提供額外車位，使署長滿意，惟該地段內須提供最少2個車位，用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照，並屬於該地段上已建或擬建的一或多幢私人住宅大廈的住客之真實賓客、訪客或被邀請者的車輛。

(iv) 按本特別條款第(a)(i)款及第(a)(iii)款所提供的車位（可按特別條款第(26)條有所修訂）均不可用作該等條款分別指定的用途以外之任何用途，特別是不得用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(b) (i) 該地段上已建或擬建的一或多幢大廈作非工業（不包括住宅、酒店、倉庫及加油站）用途，須提供4個或署長批准的其他數目的車位，用作停泊根據《道路交通條例》、其下的規例及任何修訂立法領有牌照的車輛，使署長滿意。
(ii) 按本特別條款第(b)(i)款（可按特別條款第(26)條有所修訂）提供的車位，不可用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照，並屬於該地段已建或擬建的作為非工業（不包括住宅、貨倉、酒店及加油站）用途的建築物之佔用人及其真正賓客、訪客或被邀者的車輛以外的任何用途，該等車位尤其不可用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(c) (i) 從依照本特別條款第(a)(i)款、第(a)(iii)款及第(b)(i)款（可按特別條款第(26)條有所修訂）提供的車位當中，承授人須保留及指定建築事務監督可要求及批准的車位數目供《道路交通條例》、任何其下的規例及任何修訂立法所定義之傷殘人士停泊汽車（如此保留和指定的車位下稱「**傷殘人士停車位**」），惟須從根據本特別條款第(a)(iii)款提供的車位（可按特別條款第(26)條修訂）之中保留和指定最少一個車位，且承授人不得將所有按本特別條款第(a)(iii)款提供的車位（可按特別條款第(26)條修訂）全部指定或保留作為傷殘人士停車位。
(ii) 傷殘人士停車位不可用作供根據《道路交通條例》、任何其下的規例及任何修訂立法定義之傷殘人士停泊屬於該地段已建或擬建的建築物的住戶或佔用人及其真正賓客、訪客或被邀請者的汽車以外的用途，特別是不得用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(d) (i) 該地段內須根據以下比率(除非署長同意採用其他比率)提供達至停泊根據《道路交通條例》、任何其下的規例及任何修訂立法領有牌照的電單車，使署長滿意：–
(I) 依照本特別條款第(a)(i)款提供（可按特別條款第(26)條有所修訂）的住宅停車位的總數之10%（下稱「**住宅電單車停車位**」）；及
(II) 依照本特別條款第(b)(i)款提供（可按特別條款第(26)條有所修訂）的車位的總數之10%，

但假若依照本特別條款第(d)(i)款提供停車位的數目是小數，則須上調至下一個整數。

(ii) 住宅電單車停車位（可按特別條款第(26)條有所修訂）不可用作停泊根據《道路交通條例》、任何其下的規例及任何修訂立法領有牌照，並屬於該地段已建或擬建的建築物之住宅單位住戶及其真正賓客、訪客或被邀請者的電單車以外的用途，該等車位尤其不可用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(iii) 按本特別條款第(d)(i)(II)款（可按特別條款第(26)條有所修訂）提供的車位，不可用作停泊按《道路交通條例》、其下的規例及任何修訂法例領有牌照，並屬於該地段已建或擬建及作本特別條款第(b)(i)款指定的用途的建築物之佔用人及其真正賓客、訪客或被邀者的電單車以外的任何用途，該等車位尤其不可用作存放、陳列或展覽汽車作銷售或其他用途或用作提供汽車清潔及美容服務。

(批地文件不設(e)分條)

(f) (i) 除傷殘人士停車位外，各依照本特別條款第(a)款及第(b)款（可按特別條款第(26)條有所修訂）所提供的車位，須闊2.5米及長5.0米及最少有2.4米淨空高度。
(ii) 每一傷殘人士停車位的尺寸須按建築事務監督的要求和經其批准。
(iii) 根據本特別條款第(d)款提供的每一車位（可按特別條款第(26)條修訂）的尺寸須闊1.0米、長2.4米及最少有2.4米淨空高度或署長批准的其他最低淨空高度。

9. 批地文件特別條款第(25)條規定：
(a) 在該地段內須按以下比率提供裝卸區，使署長滿意：
(i) 按該地段已建或擬建的一或多座建築物每800個住宅單位或其部分設置一個裝卸區的比率或按署長批准的其他比率提供，但該地段已建或擬建的每幢住宅大廈須設置最少一個裝卸區，該裝卸區須位於每幢住宅大廈旁邊或之內；及

(ii) 按該地段已建或擬建的一或多座作非工業用途（不包括私人住宅、倉庫、酒店及加油站）的建築物每1,200平方米總樓面面積或其部分設置一個裝卸區或按署長批准的其他比率提供。

(b) 根據本特別條款第(a)(i)款及第(a)(ii)款提供的每個裝卸區須闊3.5米及長7.0米及最少有3.6米淨空高度，或其他經署長核准之尺寸。該等裝卸區（可按特別條款第(26)條有所修訂）不可用作有關該地段已建成或擬建的建築物的貨車裝卸用途以外之任何用途。

(c) 在計算按本特別條款第(a)(ii)款所提供的車位之數目時，任何供停泊車輛及裝卸用途之面積均不被計算在內。

10. 批地文件特別條款第(26)條規定：

(a) 儘管特別條款第(24)(a)(i)條、第(24)(a)(iii)條、第(24)(b)(i)條、第(24)(d)(i)(I)條、第(24)(d)(i)(II)條及特別條款第(25)(a)條，承授人可增加或減少按上述特別條款提供的各自的車位數目，幅度不多於5%，條件是如此增加或減少的車位總數不得超過50。

(b) 除本特別條款第(a)款的規定外，承授人可增加或減少根據特別條款第(24)(a)(i)條和第(24)(d)(i)(I)條提供的各自的車位數目（不計算按本特別條款第(a)款計算的車位），幅度不多於5%。

11. 批地文件特別條款第(32)條規定：

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

(b) 本特別條款第(a)款的任何規定，不得影響政府在該等條款下的權利，尤其是特別條款第(31)條下的權利。

(c) 倘若因為任何構建、平整、開發或承授人進行其他工程或任何其他原因而在任何時候引起任何塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或已出租土地，承授人須自費修葺使之恢復原狀以達至署長滿意程度，並對上述塌方、山泥傾瀉或地陷造成政府、其代理人及承辦商承受、遭受或產生的一切費用、收費、損失、要求及申索作出彌償。

(d) 除了對違反該等條款的任何其他權利或補償外，署長有權發出書面通知要求承授人進行、修建及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或為任何塌方、山泥傾瀉或地陷修葺使之恢復原狀。如承授人忽略或未能在該通知指定的時期內遵從該通知的要求以達至署長滿意程度，署長可立即執行與進行任何必要工程。承授人須應要求向政府支付因而產生的費用連同任何行政費或專業費用及開支。

12. 批地文件特別條款第(33)條規定：
如果在開發或重新開發該地段或其中任何部分時已安裝預應力地樁，承授人須自費在預應力地樁的服務年限期間，定期保養與檢查預應力地樁，以達至署長滿意程度，並在署長不時絕對酌情決定要求時提供上述檢驗工程的報告和資料給署長。如果承授人忽略或未能進行上述檢驗工程，署長可立即執行與進行上述檢驗工程，承授人須應要求向政府支付因而產生的費用。

13. 批地文件特別條款第(36)條規定：

(a) 承授人須自費建造及保養該地段邊界內或政府土地內，署長認為有必要的排水渠及渠道，以便將落在或流到該地段上的所有暴雨或雨水截取並引導至最接近的河道、集水井、渠道或政府雨水渠以達至署長滿意程度，而承授人須對上述暴雨或雨水導致的任何破壞或滋擾所產生的一切訴訟、索償及要求自行負責並向政府及其人員作出彌償。

(b) 連接該地段的任何排水渠和污水渠至政府的雨水渠及污水渠（如已鋪設及運作）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。另外，該等連接工程可由承授人自費進行，以達至署長滿意程度，在此情況下，上述連接工程的任何一段若在政府土地內修建，必須由承授人自費保養，直至要求由承授人移交給政府時，由政府出資負責其今後的保養。承授人須應要求向政府支付有關上述連接工程技術審核的費用。若承授人未能保養上述在政府土地內修建的任何一段的連接工程，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。

F. 對買方造成負擔的租用條件

1. 批地文件特別條款第(3)條規定：

(a) 承授人確認在本協議之日，該地段存有若干建築物及構築物（本特別條款第(b)款中界定的該侵佔物除外）（處於該地段之部份以下統稱「**現有建築物及構築物**」），而其若干部分伸展至毗鄰政府土地之上（下稱「**該伸展物**」）。承授人須在特別條款第(8)條指定的日期或之前，自費拆卸和移除現有建築物及構築物及該伸展物，在一切方面使署長滿意。倘若因現有建築物及構築物及該伸展物的使用、存在及其後的拆卸和移除令承授人招致或蒙受任何損失、破壞、滋擾或干擾，政府概不承擔任何責任或法律責任；而倘若因現有建築物及構築物及該伸展物的使用、存在及其後的拆卸和移除直接或間接引起或導致任何責任、損失、損害、賠償、申索、開支、費用、收費、要求、訴訟或其他法律程序，承授人須彌償政府及使政府持續得到彌償。

(b) 在不影響此特別條款第(a)款之一般性的原則下，承授人確認在本協議之日，有若干構築物（包括但不限於冷氣機、窗戶及管道）由興建於在土地註冊處註冊為九龍內地段第1445號第B段第1分段的整片或整幅土地（下稱「**該毗鄰地段**」）的建築物伸出至該地段（下稱「**該侵佔物**」），而該地段的批租乃受制於該侵佔物的存在。政府並不會就該侵佔物或其任何部分的實際狀況、狀態或安全性、或就該侵佔物是否遵照《建築物條例》及其下的任何規例及修訂條例搭建或安裝或存在、或就該侵佔物會否被拆卸、移除或糾正，作出任何不論明示或隱含的保證。政府、署長及其人員、承辦商、代理及獲署長授權的任何人士亦不會就該侵佔物的存在、保養、維修、移除或拆卸，或就任何因該侵佔物的使用、存在、保養、維修、移除或拆卸而令承授人或其他任何人士蒙受的損失、損害、賠償、滋擾或干擾、或就承授人或其他任何人士針對該侵佔物進行的任何工程，或針對該毗鄰地段的註冊業主或佔用人或其他任何人士採取的行動或提出的法律訴訟，對承授人或其他任何人士負上任何責任、義務或法律責任；而承授人亦不可就任何該等損失、損害、滋擾或干擾提出任何索償。承授人須就該侵佔物的使用、存在、保養、維修、拆卸或移除所直接或間接引致的一切責任、損失、損害、賠償、申索、開支、費用、收費、要求、訴訟或其他法律行動彌償政府，並使政府持續得到彌償。

(c) 為免存疑，該侵佔物的存在及該地段的承授受該侵佔物所限的事實，將不會以任何方式解除、釋放、減免或改變承授人該等條款下的責任，或以任何方式影響或損害政府對於承授人違反、不遵守、不遵從或不履行該等條款下的義務而享有的權利或補償。

2. 批地文件特別條款第(10)條規定：
未經署長事先書面同意，不得移走或干擾在該地段或毗鄰地段生長的樹木。署長在給予同意時可以對移植、代償性環境美化或補種施加其認為合適的條件。

3. 批地文件特別條款第(28)條規定：

(a) 即使已遵守及符合該等條款以達至署長滿意程度，也不得將住宅停車位及住宅電單車停車位:

(i) 轉讓，除非：

(I) 連同該地段的連同獨家使用及管有該地段已建或擬建的建築物的住宅單位的權利之不分割份數；或

(II) 予已經是該地段的不分割份數（連同獨家使用及管有該地段已建或擬建的建築物的住宅單位的權利）的業主；或

(ii) 分租（除非分租予該地段上已建或擬建的建築物的住宅單位的住戶），

但在任何情況下，不得轉讓或分租合共多於三個住宅停車位及住宅電單車停車位予該地段已建或擬建建築物任何一個住宅單位的業主或住戶。

(b) 即使本特別條款第(a)款有任何規定，承授人可以在取得署長事先書面同意下，將所有住宅停車位和住宅電單車停車位整體轉讓，但只可轉讓給承授人全資擁有的附屬公司。

(c) 本特別條款第(a)款的規定不適用於轉讓、分租、按揭或抵押整個該地段。

(d) 本特別條款第(a)及第(b)款的規定不適用於傷殘人士停車位。

4. 批地文件特別條款第(31)條規定：
除非得到署長預先書面同意，承授人不能削去、移除或後移毗鄰或毗連該地段的任何政府土地，或在任何政府土地上進行任何堆積，堆填或任何類型的斜坡處理工程。署長在發出同意時，可全權酌情決定施加他認為合適的條件及條款，包括以他決定的地價授予額外的政府土地作為該地段的延伸。

5. 批地文件特別條款第(34)條規定：
(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（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、明渠或其他政府物業（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、申索及要求對政府作出彌償。

(b) 即使本特別條款第(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就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。

6. 批地文件特別條款第(35)條規定：
承授人須於所有時候，特別是在進行拆卸、移除、建築、保養、翻新或維修工程（下稱「**工程**」）時，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段或其任何部分或綠色區域或該地段或其任何部分及綠色區域之上、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搜索及必要的查詢，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書面建議，供其審批且必須在取得署長對工程及上述書面建議作出的書面批准後，才能進行該等工程。承授人須遵守並自費履行署長在給予上述批准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或其任何部分或綠色區域或該地段或其任何部分及綠色區域兩者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），使署長滿意。如果承授人未能對該地段或其任何部分或綠色區域或該地段或其任何部分及綠色區域兩者或任何服務設施進行該等必要的改道、重鋪、維修、修復或恢復原狀工程，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。

7. 批地文件特別條款第(37)條規定：
凡該等條款有下述規定:
(a) 凡規定政府或其獲授權的人員須或可以在該地段或其任何部分之上或該地段之外，進行任何類型的工程（不論是代表承授人或因為承授人未能進行該等工程或其他原因），費用由承授人承擔，或承授人須應要求向政府或其獲授權的人員支付或償還上述工程的費用，上述費用包括政府或其獲授權的人員可釐定的任何監管費及經費；或

(b) 凡規定必須取得政府或其獲授權的人員的預先批准或同意，他們可以對該等批准或同意施加他們認為合適的條款及條件，或有絕對酌情權拒絕發出批准或同意。

註：
1. 本節中提述「承授人」一詞指根據批地文件中的承授人和如文意允許或要求包括其遺囑執行人、遺產管理人及承讓人及（如為法團）其繼承人及承讓人。
2. 欲悉詳情請參考「批地文件」。「批地文件」全文已備於售樓處，歡迎在營業時間免費索取閱覽，並可支付必要的影印費用獲取「批地文件」影印副本。

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

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

1. Description
   (a) The Green Area and the Structures both as referred to in Special Condition No.(4) of the Land Grant.
   (b) The Pink Hatched Black Area as referred to in Special Condition No.(13) of the Land Grant.

2. The general public has the right to use the facilities 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
   (a) The Green Area and the Structures both as referred to in Special Condition No.(4) of the Land Grant (until such time as possession of the Green Area has been re-delivered to the Government in accordance with Special Condition No.(5) of the Land Grant).
   (b) The Pink Hatched Black Area as referred to in Special Condition No.(13) of the Land Grant.

2. The general public has the right to use the facilities 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. Those owners 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 regulation 22(1) of the Building (Planning) Regulations (Cap. 123 sub. leg. F)

Not applicable.

E. A plan that shows the location of those facilities and open spaces, and those parts of the land

SIDE	DISTANCE IN METRES	BEARING ° ' "	Pt.	CORNER MARKED BY
A B	19.812	114 51 10		
B C	54.864	204 51 10		
C D	19.812	294 51 10		
D A	54.864	24 51 10		

Legend: Green Area Pink Hatched Black Area

Remarks:
1. This plan is reproduction of the plan as annexed to the Land Grant and is the plan referred to in Paragraph E of this Section.
2. This plan is for showing the location of the Green Area and the Pink Hatched Black Area only. Other matters shown in this plan may not reflect their latest condition.

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

(i) the Green Area and the Structures

Special Condition	Provisions of the Land Grant
(4)	"(a) The Grantee shall: (i) on or before the 30th day of June, 2020 or such other extended periods as may be approved by the Director, at his own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director: (I) lay, form, surface and drain those portions of future public roads shown coloured green on the plan annexed hereto (hereinafter referred to as "the Green Area"); and (II) provide and construct such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director in his sole discretion may require (hereinafter collectively referred to as "the Structures") so that building, vehicular and pedestrian traffic may be carried on the Green Area;

Special Condition	Provisions of the Land Grant
(4)	(ii) on or before the 30th day of June, 2020 or such other extended periods as may be approved by the Director, at his own expense and to the satisfaction of the Director, surface, kerb and channel the Green Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture and road markings as the Director may require; and (iii) maintain at his own expense the Green Area together with the Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Area has been re-delivered in accordance with Special Condition No.(5) 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 costs thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

Special Condition	Provisions of the Land Grant
(4)	(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."
(5)	"For the purpose only of carrying out the necessary works specified in Special Condition No.(4) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Area. The Green 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 of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Area allow free access over and along the Green Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No.(4) hereof or otherwise."

Special Condition	Provisions of the Land Grant
(6)	"The Grantee shall not without the prior written consent of the Director use the Green 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.(4) hereof."
(7)	"(a) The Grantee shall at all reasonable times while he is in the possession of the Green Area: (i) permit the Government, the Director, and his officers, contractors and agents and any persons authorized by the Director, the right of free ingress, egress and regress to, from and through the lot and the Green Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No.(4)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No.(4)(b) hereof and any other works which the Director may consider necessary in the Green Area; (ii) permit the Government and the relevant public utility companies authorized by the Government the right of free ingress, egress and regress to, from and through the lot and the Green 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 Green Area or any adjoining land including

Special Condition	Provisions of the Land Grant
(7)	but not limited to the laying and subsequent maintenance of all pipes, wires, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighboring land or premises, and the 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 Green Area; and (iii) permit the officers of the Water Authority and such other persons as may be authorized by them the right of free ingress, egress and regress to, from and through the lot and the Green 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 Green Area.

Special Condition	Provisions of the Land Grant
(7)	(b) The Government, the Director and his officers, contractors and agents and any other 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 other 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."
(35)	"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 demolition, removal, construction, maintenance, renewal or repair work (hereinafter referred to as "the Works"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the lot or any part thereof or the Green Area or both the lot or any part thereof and the Green Area (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,

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

(ii) the Pink Hatched Black Area

Special Condition	Provisions of the Land Grant
(13)	"(a) The Grantee hereby acknowledges that there is an existing lane (hereinafter referred to as "the Existing Lane") within that portion of the lot shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as "the Pink Hatched Black Area"). (b) The Grantee shall on or before the date specified in Special Condition No. (8) hereof at his own expense, in such manner, with such materials, within such time limit and to such standards, levels, alignment and designs as the Director shall require or approve, lay, form, surface, construct and provide a pedestrian passageway (together with such access steps, stairways, ramps, lightings and such other structures as the Director in his absolute discretion may require) in all respects to the satisfaction of the Director within the Pink Hatched Black Area so that the pedestrian traffic may be carried on the Pink Hatched Black Area.

Special Condition	Provisions of the Land Grant
(13)	(c) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (b) and (f) of this Special Condition on or before the date specified in Special Condition No.(8) hereof, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee. (d) Except with the prior written consent of the Director, no tree or shrub shall be planted and no building or structure or support for any building or structure (other than the access steps, stairways, ramps, lightings and such other structures provided or constructed pursuant to sub-clause (b) of this Special Condition) shall be erected or constructed or placed on, over, under, above, below or within the Pink Hatched Black Area. (e) The Grantee shall at all times after the works referred to in sub-clause (b) of this Special Condition have been completed to the satisfaction of the Director during the term hereby agreed to be granted permit all members of the public at all times for all lawful purposes without payment of any nature whatsoever and without any interruption to have access to and to pass and repass on foot or by wheelchair at all times on, along, to, from, through, over, up and down the Pink Hatched Black Area.

Special Condition	Provisions of the Land Grant
(13)	(f) The Grantee shall at all times during the term hereby agreed to be granted at his own expense maintain and manage the Pink Hatched Black Area (including the pedestrian passageway and the access steps, stairways, ramps, lightings and such other structures provided or constructed pursuant to sub-clause (b) of this Special Condition) in good and substantial repair and condition in all respects to the satisfaction of the Director. (g) Notwithstanding the provision in Special Condition No.(9) hereof, the Pink Hatched Black Area shall not be used for any purpose other than for members of the public to pass and repass in accordance with sub-clause (e) of this Special Condition and for providing the access as provided in sub-clauses (h)(i) and (h)(ii) of this Special Condition. (h) (i) The Grantee shall at all reasonable times permit the Director, his officers, contractors and agents and any persons authorized by him or them, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Black Area for the purposes of laying, installing, diverting, removing, inspecting, repairing and maintaining works to be carried out in compliance with sub-clauses (b) and (f) and carrying out, inspecting, repairing and maintaining works under sub-clause (c) of this Special Condition

Special Condition	Provisions of the Land Grant
(13)	and installing, diverting, removing, inspecting, repairing and maintaining such parts of the Services (as defined in Special Condition No.(35) hereof) being or running upon, over or under the Existing Lane and carrying out any other works (including but not limited to the said works relating to the Services) which the Director may consider necessary on, over, under, above, below or within the Pink Hatched Black Area. (ii) The Grantee shall at all reasonable times permit the owners of the adjoining lots, the public utility companies, their respective officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Black Area (including the Existing Lane) for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Pink Hatched Black Area.

Special Condition	Provisions of the Land Grant
(13)	(i) The Government, the Director and his officers, contractors and agents and any persons authorized by him or them shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any person whether arising out of or incidental to the fulfilment of the Grantee's obligations under this Special Condition or the exercise by the Government, the Director and his officers, contractors and agents and any persons authorized by him or them of the rights conferred under sub-clauses (c) and (h) of this Special Condition or otherwise, and no claim for compensation or otherwise shall be made against the Government, the Director and his officers, contractors and agents and any persons authorized by him or them in respect of any such loss, damage, nuisance or disturbance. (j) The Grantee hereby indemnifies and shall keep indemnified the Government, the Director and his officers, contractors and agents and any persons authorized by him from and against all liabilities and all actions, proceedings, costs, claims, expenses, losses, damages, charges and demands of whatsoever nature arising whether directly or indirectly out of or in connection with anything done or omitted to be done by the Grantee, his servants, workmen and contractors in connection with the Grantee's obligations under this Special Condition or out of or in connection with the Existing Lane.

Special Condition	Provisions of the Land Grant
(13)	(k) It is hereby expressly agreed, declared and provided that the obligation on the part of the Grantee contained in sub-clause (e) of this Special Condition arises only as a matter of contract between the Grantee and the Government and that by imposing the said obligation, neither the Grantee intends to dedicate nor the Government consents to any dedication of the Pink Hatched Black Area or any part or parts thereof to the public for the right of passage. (l) It is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (e) of this Special Condition will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor."

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

(i) the Green Area and the Structures

Nil.

(ii) Pink Hatched Black Area

Clause	Provisions of the deed of mutual covenant
Section I	"In this Deed, the following words and expressions shall have the following meanings ascribed to them except where the context otherwise requires or permits: "**Pink Hatched Black Area**" The area shown coloured pink hatched black on the plan annexed to the Government Grant as referred to in Special Condition No.(13)(a) of the Government Grant. For the purpose of identification only, the Pink Hatched Black Area is shown coloured Indigo hatched Black on the Ground Floor Plan of the plans certified as to their accuracy by the Authorized Person annexed hereto. "**Development Common Areas**" All those areas or parts of the Land and the Development the right to the use of which is designated for the common use and benefit of the Owners and occupiers of the Units and is not given by this Deed or otherwise to the Registered Owner or the Owner of any individual Unit and is not otherwise specifically assigned and which include, without limiting the generality of the foregoing:- (i) the area or areas landscaped in accordance with Special Condition No.(11) of the Government Grant including but not limited to the Greenery Area (excluding those forming part of the Residential Common Areas); (ii) the Pink Hatched Black Area; (iii) the Caretaker Counter;

Clause	Provisions of the deed of mutual covenant
Section I	(iv) the Slopes and Retaining Walls (if any) which are located within the Land; (v) T.B.E. RM.1 (FOR DOMESTIC), T.B.E. RM. 3 (FOR NON-DOMESTIC), canopy(ies), staircases, E.M.R. (electrical meter room), W.M.C. (water meter cabinet), flushing water transfer tank and pump room, C.W.M.C. (check water meter cabinet), cable riser duct, control valve, F.S. CONTROL RM. (fire services control room), F.S. INLET & SPRINKLER INLET (fire services inlet & sprinkler inlet), S.V.D. (smoke vent duct), fireman's lift lobby, hoisting area, E.D. (electrical duct), F.S. WATER TANK AND PUMP RM. (fire services water tank and pump room), H.R. (hose reel), main switch room, P.D. (pipe duct), potable water tank and pump room (for podium), Transformer Room(s), planter, sprinkler water tank (podium), sprinkler water tank and pump room, flushing water tank and pump room & cleaning water tank and pump room, SPR. WATER TRANSFER TANK AND PUMP RM., and emergency generator room; (vi) OCO (Owners' Corporation office); (vii) the Plant Rooms for Environmental Friendly Systems and Features;

Clause	Provisions of the deed of mutual covenant
Section I	(viii) external walls of the Development which are for identification purpose only and, where possible, shown coloured Indigo on the Elevation Plan(s) of the plans certified as to their accuracy by the Authorized Person annexed hereto; and (ix) such areas within the meaning of "common parts" as defined in Section 2 of the Building Management Ordinance (Chapter 344 of the Laws of Hong Kong) but shall exclude the Car Park Common Areas and the Residential Common Areas. For the purpose of identification, the Development Common Areas are, where possible, shown coloured Indigo, Indigo hatched Black and Indigo stippled Black on the plans certified as to their accuracy by the Authorized Person annexed hereto."
Section IV Clause D2	"The Owners shall permit all members of the public at all times for all lawful purposes without payment of any nature whatsoever and without any interruption to have access to and to pass and repass on foot or by wheelchair at all times on, along, to, from, through, over, up and down the Pink Hatched Black Area pursuant to Special Condition No.(13)(e) of the Government Grant."

Clause	Provisions of the deed of mutual covenant
Section IV Clause D3	"Pursuant to Special Condition No.(13)(h)(i) of the Government Grant, the Owners shall at all reasonable times permit the Director of Lands, his officers, contractors and agents and any persons authorized by him or them, with or without tools, equipment, machinery or motor vehicles, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Black Area for the purposes of laying, installing, diverting, removing, inspecting, repairing and maintaining works to be carried out in compliance with Special Condition Nos.(13)(b) and (f) of the Government Grant and carrying out, inspecting, repairing and maintaining works under Special Condition No.(13)(c) of the Government Grant and installing, diverting, removing, inspecting, repairing and maintaining such parts of the Services (as defined in Special Condition No.(35) of the Government Grant) being or running upon, over or under the Existing Lane and carrying out any other works (including but not limited to the said works relating to the Services) which the Director of Lands may consider necessary on, over, under, above, below or within the Pink Hatched Black Area."

Clause	Provisions of the deed of mutual covenant
Section IV Clause D4	"Pursuant to Special Condition No.(13)(h)(ii) of the Government Grant, the Owners shall at all reasonable times permit the owners of the adjoining lots, the public utility companies, their respective officers, contractors and agents and any other persons authorized by him or them with or without tools, equipment, machinery, the right of free and unrestricted ingress, egress and regress to, from and through the Pink Hatched Black Area (including the Existing Lane) for the purposes of checking, laying, installing, diverting, removing, inspecting, repairing and maintaining their drain, waterway or watercourse, water main, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over or under the Pink Hatched Black Area."
Section V Clause A45	"(a) Except with the prior written consent of the Director of Lands, no tree or shrub shall be planted and no building or structure or support for any building or structure (other than the access steps, stairways, ramps, lightings and such other structures provided or constructed pursuant to Special Condition No.(13)(b) of the Government Grant) shall be erected or constructed or placed on, over, under, above, below or within the Pink Hatched Black Area. (b) The Pink Hatched Black Area shall not be used for any purpose other than for members of the public to pass and repass in accordance with Special Condition No.(13)(e) of the Government Grant and for providing the access as provided in Special Condition Nos.(13)(h)(i) and (h)(ii) of the Government Grant."

Clause	Provisions of the deed of mutual covenant
Section VI Clause B1(bs)	"The Manager will manage the Land and the Development in a proper manner and in accordance with this Deed and except as otherwise herein expressly provided the Manager shall be responsible for and shall have full and unrestricted authority to do all such acts and things as may be necessary or requisite for the proper management of the Land and the Development. Without in any way limiting the generality of the foregoing, the Manager shall have the following duties and powers namely: (bs) To maintain and manage the Pink Hatched Black Area (including the pedestrian passageway and the access steps, stairways, ramps, lightings and such other structures provided or constructed pursuant to Special Condition No.(13)(b) of the Government Grant) as required under the provisions of the Government Grant and in the manner as provided therein."
Section VI Clause D3(m)	"The management expenditure in the Management Budget shall include but not be limited to the following: (m) the costs and expenses of maintaining and managing the Pink Hatched Black Area in accordance with the Government Grant;"

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

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任何設施

1. 描述
   (a) 批地文件特別條款第(4)條提及的綠色區域及該等構築物。
   (b) 批地文件特別條款第(13)條提及的粉紅色加黑斜線區域。
2. 公眾有權按照批地文件使用該等設施。

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

1. 描述
   (a) 批地文件特別條款第(4)條提及的綠色區域及該等構築物（直至綠色區域的管有權按批地文件特別條款第(5)條交還給政府為止）。
   (b) 批地文件特別條款第(13)條提及的粉紅色加黑斜線區域。
2. 公眾有權按照批地文件使用該等設施。
3. 該等設施按規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持。
4. 該等擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持該等設施的部分開支。

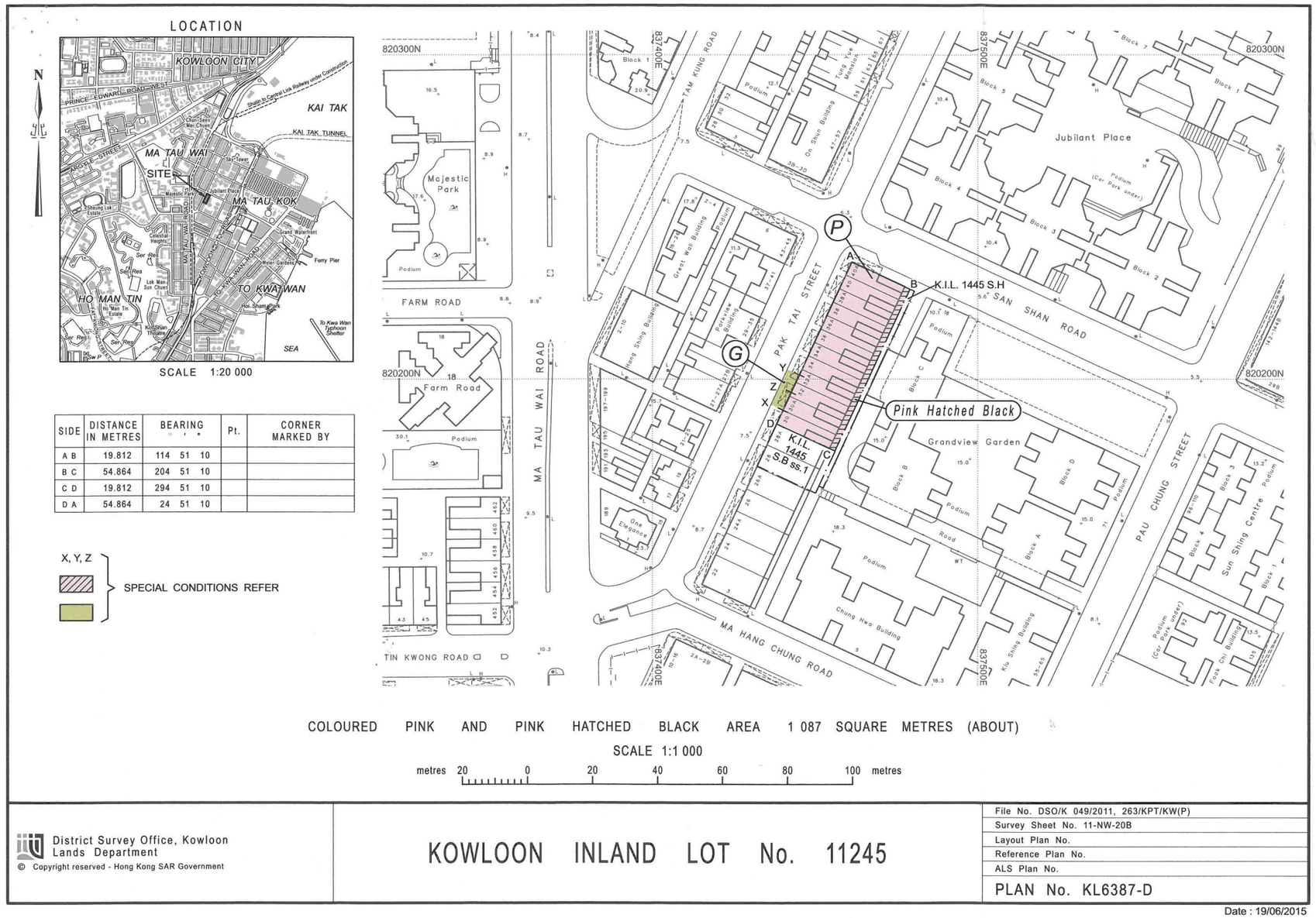
C. 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地

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. 顯示該等設施、休憩用地及土地中的該等部分的位置的圖則



SIDE	DISTANCE IN METRES	BEARING ° ' "	Pt.	CORNER MARKED BY
A B	19.812	114 51 10		
B C	54.864	204 51 10		
C D	19.812	294 51 10		
D A	54.864	24 51 10		

圖例： 綠色區域　　粉紅色加黑斜線區域

備註：
1. 本圖則是附錄於批地文件的圖則的複製本，亦是本章E段提及的圖則。
2. 本圖則僅作顯示綠色區域及粉紅色加黑斜線區域的位置。本圖中所示之其他事項未必能反映其最新狀況。

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

(i) 綠色區域及該等構築物

特別條款	批地文件的條文
(4)	「(a)承授人須： (i) 於2020年6月30日或之前或署長可能批准的其他延長時期，按署長批准的方式、材料、標準、水平、定線及設計自費進行下列工程，在一切方面使署長滿意： (I) 鋪設、塑造及平整附錄於此的圖則上以綠色顯示的未來公共道路部份（下稱「**綠色區域**」）及為其進行排水；及 (II) 按署長全權酌情要求，提供及建造橋樑、隧道、立交橋、地下通道、暗渠、高架道路、天橋、行人路、道路或其他構築物（以下統稱「**該等構築物**」） 使綠色區域可容納建築物、車輛和行人交通； (ii) 於2020年6月30日或之前（或署長可能批准的其他延長時期），自費在綠色區域鋪路面、鋪路邊石及開水道，並提供署長要求的溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務設施、街燈、交通標誌、街道設施和路面標記，以達至署長滿意程度；及 (iii) 自費保養綠色區域連同該等構築物及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至署長滿意程度，直至綠色區域的管有權已根據特別條款第(5)條交還政府為止。

特別條款	批地文件的條文
(4)	(b) 如果承授人未能在訂明的期限內履行其在本特別條款第(a)款的責任，政府可進行必要的工程，費用一概由承授人承擔，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，其決定為最終的及對承授人具有約束力。 (c) 政府對承授人履行本特別條款第(a)款的責任或政府行使本特別條款第(b)款的權利或其他原因所產生或附帶造成承授人或任何其他人士蒙受任何損失、損害、滋擾或干擾，毋須承擔任何責任，而且承授人不能就任何該等損失、損害、滋擾或干擾向政府提出索償。」
(5)	「僅為了進行特別條款第(4)條指明須進行的工程，承授人在本協議簽立之日獲授予綠色區域的管有權。綠色區域須應政府要求交回還給政府，和在任何情況下於署長發出函件證明本批地文件各項條件已履行使其滿意之日被視為已交還給政府。承授人須在其管有綠色區域期間的所有合理時間內，容許政府及公眾車輛及行人自由出入綠色區域，並確保上述通行不受到根據特別條款第(4)條進行之工程或其他工程之干擾或阻礙。」
(6)	「未經署長書面同意，承授人不得使用綠色區域儲物或搭建任何臨時構築物或進行特別條款第(4)條指明之工程以外之任何用途。」
(7)	「(a)承授人須在其管有綠色區域期間的所有合理時間內： (i) 允許政府、署長、及其人員、承辦商、代理及其他獲署長授權人士有權出入及經過該地段及綠色區域，以便視察、檢查及監督任何須按特別條款第(4)(a)條進行的工程，及進行、視察、檢查及監督根據特別條款第(4)(b)條進行的工程及署長認為有需要在綠色區域內進行的任何其他工程；

特別條款	批地文件的條文
(7)	(ii) 允許政府及獲政府授權的相關公共事業公司，在政府或相關公共事業公司要求時有權出入及經過該地段及綠色區域，以供其在綠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於其後保養一切管道、電線、導管、電纜管道及其他傳導媒介及附屬設備，以便向該地段或任何毗連或鄰近土地或處所提供電話、電力、氣體（如有）及其他服務。承授人須就有關任何上述於綠色區域內進行之工程之所有事宜，與政府及政府妥為授權的有關公共事業公司充分合作；及 (iii) 允許水務監督之人員及他們授權之人士在水務監督之官員或上述獲授權人士要求時，有權出入及經過該地段及綠色區域，以進行任何與綠色區域內之水務設施之操作、保養、維修、更換及改動有關的工程。 (b) 就任何因政府、署長、及其人員、承辦商及代理和任何其他按本特別條款第(a)款獲授權的其他人士或公共事業公司行使權利而造成承授人或任何其他人士蒙受任何損失、破壞、滋擾或干擾，政府、署長、及其人員、承辦商及代理人及任何其他按本特別條款第(a)款獲授權的其他人士或公共事業公司毋須承擔任何責任。」

特別條款	批地文件的條文
(35)	「承授人須於所有時候，特別是在進行拆卸、移除、建築、保養、翻新或維修工程（下稱「**工程**」）時，採取或促使他人採取一切適當及充分的謹慎、技巧及預防措施，避免對該地段或其任何部分或綠色區域或該地段或其任何部分及綠色區域之上、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搜索及必要的查詢，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書面建議，供其審批且必須在取得署長對工程及上述書面建議作出的書面批准後，才能進行該等工程。承授人須遵守並自費履行署長在給予上述批准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或其任何部分或綠色區域或該地段或其任何部分及綠色區域兩者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），使署長滿意。如果承授人未能對該地段或其任何部分或綠色區域或該地段或其任何部分及綠色區域兩者或任何服務設施進行該等必要的改道、重鋪、維修、修復或恢復原狀工程，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。」

(ii) 粉紅色加黑斜線區域

特別條款	批地文件的條文
(13)	「(a)承授人在此確認在該地段內的附錄於此的圖則上用粉紅色加黑斜線顯示的區域(下稱「**粉紅色加黑斜線區域**」)，存在現有巷(下稱「**現有巷**」)。 (b) 承授人須於特別條款第(8)條所指定的日期或之前，按署長要求或批准的方式、材料、時限、標準、水平、定線及設計自費在粉紅色加黑斜線區域鋪設、塑造、平整、建造及提供行人通道(連同通道樓梯、斜坡、燈光及按署長全權酌情要求的其他構築物)，在一切方面使署長滿意，使粉紅色加黑斜線區域可容納行人交通。 (c) 倘若承授人未能在特別條款第(8)條中指定的日期或之前履行本特別條款第(b)款及第(f)款的責任，政府可進行必要的工程，費用一概由承授人承擔，就此承授人須應要求向政府支付相等於該費用的金額，該金額由署長決定，而其決定為最終的並對承授人具有約束力。 (d) 未經署長預先書面同意，不可在粉紅色加黑斜線區域上、上方、之下、之上、下方及之內種植樹木或灌木及不可建立、興建或放置任何建築物或構築物或任何建築物或構建物的支撐物(通道樓梯、斜坡、燈光和按本特別條款第(b)款所提供或建造的其他構築物除外)。 (e) 在完成本特別條款第(b)款所指的工程並令署長各方面滿意後，承授人須在租期的所有時間允許所有公眾人士在任何時間就所有合法目的，不需付出任何性質的費用及不受任何干擾，徒步或乘坐輪椅以通過、沿着、往返、穿過、越過、上落之方式出入，經過及再經過粉紅色加黑斜線區域。

特別條款	批地文件的條文
(13)	(f) 承授人須在此同意授予的期限內任何時間，自費保養及管理粉紅色加黑斜線區域(包括行人通道和通道樓梯、斜坡、燈光和按本特別條款第(b)款所提供或建造的其他構築物)以達至修葺良好堅固和狀況良好，在各方面使署長滿意。 (g) 即使特別條款第(9)條另有規定，粉紅色加黑斜線區域不可作供公眾人士按照本特別條款第(e)款經過及再經過以及按照本特別條款第(h)(i)款及第(h)(ii)款提供的通道以外的任何其他用途。 (h) (i) 承授人須在任何合理時間內准許署長、其人員、承辦商及代理和其他獲其授權的人士，不論有否攜帶工具、設備、器材或車輛，自由和不受限制地進出和通過粉紅色加黑斜線區域，以便鋪設、安裝、轉移、移除、視察、維修及保養以遵照第(b)款及第(f)款中將開展的工程，及進行、視察、維修和維持本特別條款第(c)款的工程，及安裝、分道、清除、視察、維修及保養存在現有巷之上、上方、之下的該服務設施(按特別條款第(35)條界定)的該等部分並進行署長認為必要在粉紅色加黑斜線區域上、上方、之下、之上、下方或之內的任何其他工程(包括但不限於涉及該服務設施的工程)。 (ii) 承授人須在任何合理時間內准許毗鄰土地業主、公共事業公司、其人員、承辦商及代理和其他獲其授權的人士，不論有否攜帶工具、設備、器材，自由和不受限制地進出和通過粉紅色加黑斜線區域(包括現有巷)，以便檢查、鋪設、安裝、轉移、移除、視察、維修及保養排水渠、水路或水道、總水管、污水渠、明渠、喉管、電纜、電線、公用事業設施或在粉紅色加黑斜線區域之上、上方或之下的任何其他工程或裝置。

特別條款	批地文件的條文
(13)	(i) 政府、署長、其人員、承辦商及代理和其他獲其授權的人士，毋須因承授人履行在此特別條款的責任或因政府、署長、其人員、承辦商及代理和其他獲其授權的人士行使本特別條款第(c)款及第(h)款的權利或其他原因而所引起或附帶引起而令承授人或任何其他人士造成或蒙受的任何損失、損害、滋擾或干擾承擔責任，且承授人不得針對政府、署長、其人員、承辦商及代理和其他獲其授權的人士就上述損失、破壞、滋擾或干擾申索任何賠償。 (j) 對於承授人、其僱員、工人及承辦商因履行本特別條款或因現有巷相關事宜直接或間接引起或導致的一切任何性質的法律責任、訴訟、程序、費用、申索、開支、損失、損害賠償、收費及要求，承授人須向政府、署長、其人員、承辦商及代理和其他獲妥為授權的人士作出彌償並確保其獲得彌償。 (k) 本特別條款在此明文協議、聲明和規定，承授人在本特別條款第(e)款的責任乃承授人和政府之間的合約責任，通過施加其責任，承授人並沒有意圖而政府亦沒有同意將粉紅色加黑斜線區域或任何其一或多部分撥供公眾作通道使用。 (l) 在此進一步明文同意與聲明，不得鑑於本特別條款第(e)款所載承授人的責任而預期獲得或申索任何關於額外上蓋面積或地積比率的任何優惠或權利，不論按建築物(規劃)規例第22(2)條、任何修訂或代替規例或其他規定。為免存疑，承授人明文放棄按建築物(規劃)規例第22(2)條、任何修訂或代替規例或其他規定申索獲取額外上蓋面積或地積比率的任何優惠。」

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

(i) 綠色區域及該等構築物

無。

(ii) 粉紅色加黑斜線區域

條款	公契的條文
第一節	「在本公契中，除文意另有所指，下列字及詞具有下述所給予他們的涵意： 「**粉紅色加黑斜線區域**」在批地文件特別條款第(13)(a)條所指並在附錄於批地文件的圖則上用粉紅色加黑斜線顯示的區域。為作識別之用，粉紅色加黑斜線區域在附錄於此並由認可人士核實的圖則的地下平面圖上用靛藍色加黑斜線顯示。 「**發展項目公用地方**」在該土地上和發展項目中全部或部分的土地，其用途為供所有單位業主及佔用人共同使用與享用，而並非按本公契或其他契約給予註冊擁有人或任何個別單位業主及並非特別轉讓給個別業主的該土地及發展項目的所有該等區域或部分，及在不局限前文概括性的原則下，包括： (i) 根據批地文件特別條款第(11)條所建成之園景範圍，包括但不限於綠化區域(構成住宅公用地方之部分除外)； (ii) 粉紅色加黑斜線區域； (iii) 管理員櫃位； (iv) 位於該土地內的斜坡和擋土牆(如有)；

條款	公契的條文
第一節	(v) 一號電訊及廣播設備機房(供住宅)、三號電訊及廣播設備機房(供非住宅)、簷篷、樓梯、E.M.R.(電錶房)、W.M.C.(水錶櫃)、沖廁水輸送箱及泵房、C.W.M.C.(檢測水錶櫃)、電纜立管、控制閥、F.S. CONTROL RM.(消防控制室)、F.S. INLET& SPRINKLER INLET(消防入水掣及花灑入水掣)、S.V.D.(排煙管道)、消防員升降機大堂、升降區、E.D.(電力槽)、F.S. WATER TANK AND PUMP RM.(消防水缸及泵房)、H.R.(消防喉轆)、總電掣房、P.D.(管道槽)、食水缸及泵房(供基座)、變壓器房、花槽、灑水器水缸(供基座)、灑水器水箱及泵房、沖廁水水缸及泵房及清潔水水缸及泵房、SPR. WATER TRANSFER TANK AND PUMP RM.、及緊急發電機房; (vi) OCO(業主立案法團辦事處); (vii) 環保系統及裝置機房; (viii) 發展項目的外牆,(如可以在圖則上顯示)在附錄於此並經認可人士核實的圖則的立面圖上以靛藍色顯示,謹供識別;及 (ix) 《建築物管理條例》(香港法例第344章)第2條界定的「公用部分」,但不包括停車場公用地方及住宅公用地方。 發展項目公用地方(如可以在圖則上顯示)在附錄於此並經認可人士核實的圖則上以靛藍色、靛藍色加黑斜線及靛藍色加黑點顯示,謹供識別。」
第四節 第D2條	「依據批地文件的特別條款第(13)(e)條,業主須允許所有公眾人士在任何時間就所有合法目的,不需付出任何性質的費用及不受任何干擾,徒步或乘坐輪椅以通過、沿着、往返、穿過、越過、上落之方式出入,經過及再經過粉紅色加黑斜線區域。」

條款	公契的條文
第四節 第D3條	「依據批地文件的特別條款第(13)(h)(i)條,業主須在任何合理時間內准許署長、其人員、承辦商及代理和其他獲其授權的人士,不論有否攜帶工具、設備、器材或車輛,自由和不受限制地進出和通過粉紅色加黑斜線區域,以便鋪設、安裝、轉移、移除、視察、維修及保養以遵照批地文件的特別條款第(13)(b)條及第(13)(f)條中將開展的工程,及進行、視察、維修和維持批地文件的特別條款第(13)(c)條的工程,及安裝、分道、清除、視察、維修及保養存在現有巷之上、上方、之下的該服務設施(按批地文件的特別條款第(35)條界定)的該等部分並進行署長認為必要在粉紅色加黑斜線區域上、上方、之下、之上、下方或之內的任何其他工程(包括但不限於涉及該服務設施的工程)。」
第四節 第D4條	「依據批地文件的特別條款第(13)(h)(ii)條,業主須在任何合理時間內准許毗鄰土地業主、公共事業公司、其人員、承辦商及代理和其他獲其授權的人士,不論有否攜帶工具、設備、器材,自由和不受限制地進出和通過粉紅色加黑斜線區域(包括現有巷),以便檢查、鋪設、安裝、轉移、移除、視察、維修及保養排水渠、水路或水道、總水管、污水渠、明渠、喉管、電纜、電線、公用事業設施或在粉紅色加黑斜線區域之上、上方或之下的任何其他工程或裝置。」

條款	公契的條文
第五節 第A45條	「(a) 未經署長預先書面同意,不可在粉紅色加黑斜線區域上、上方、之下、之上、下方及之內種植樹木或灌木及不可建立、興建或放置任何建築物或構築物或任何建築物或構建物的支撐物(通道樓梯、斜坡、燈光和按批地文件的特別條款(13)(b)條所提供或建造的其他構築物除外)。 (b) 粉紅色加黑斜線區域不可作供公眾人士按照批地文件的特別條款第(13)(e)條經過及再經過以及按照批地文件的特別條款第(13)(h)(i)條及第(13)(h)(ii)條提供的通道以外的任何其他用途。」
第六節 第B1(bs)條	「管理人須按本公契規定以妥善的方式管理該土地及發展項目,除本公契明文規定外,管理人須負責並具有充分及不受限制的授權作出妥善管理該土地及發展項目所必要或適當的一切行為及事情。在任何方面不限制前文的概括性的原則下,管理人具有下列權力及職責,即: (bs) 按批地文件條款的要求及按批地文件所要求的方式,管理與保養粉紅色加黑斜線區域(包括行人通道和通道樓梯、斜坡、燈光和按批地文件的特別條款第(13)(b)條所提供或建造的其他建築物)。」
第六節 第D3(m)條	「管理預算的管理開支須包括但不限於以下內容: (m) 按批地文件管理與保養粉紅色加黑斜線區域的費用及開支;」

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

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

(c) If the purchaser instructs the firm of solicitors acting for the owner to act for the purchaser as well, and a conflict of interest arises between the owner and the purchaser,
   (i) that firm may not be able to protect the purchaser's interests; and
   (ii) the purchaser may have to instruct a separate firm of solicitors; and
   (iii) in the case of paragraph (c)(ii), the total solicitors' fees payable by the purchaser may be higher than the fees that would have been payable if the purchaser had instructed a separate firm of solicitors in the first place.

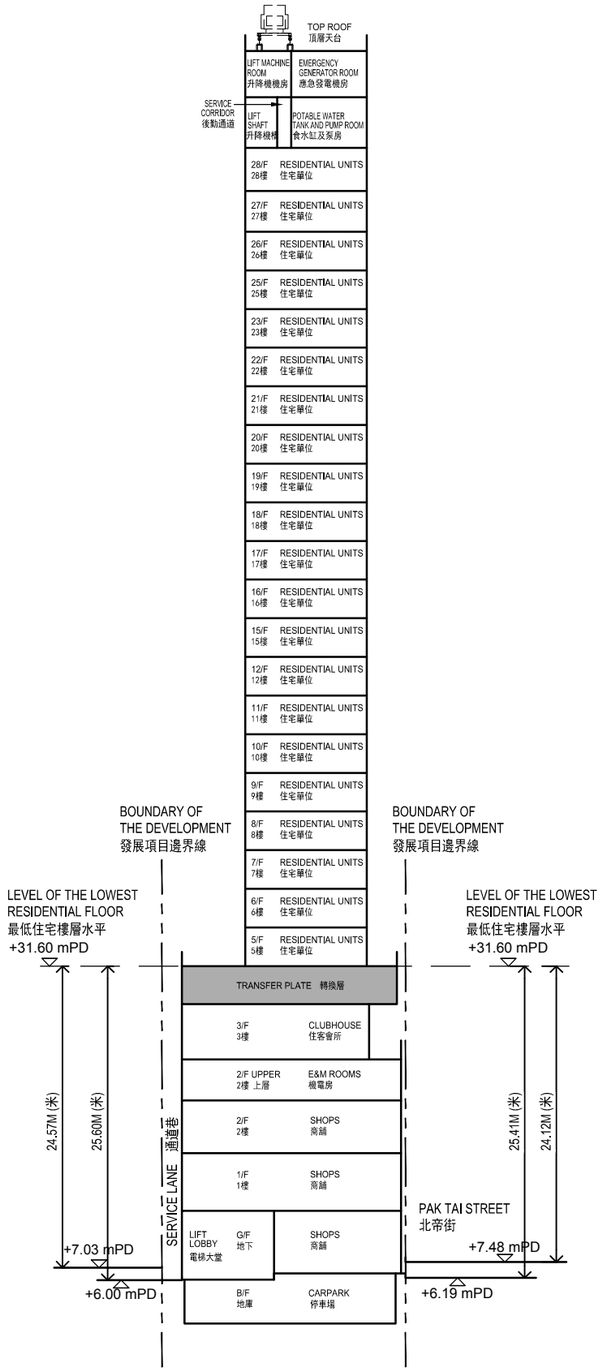
(a) 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。

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

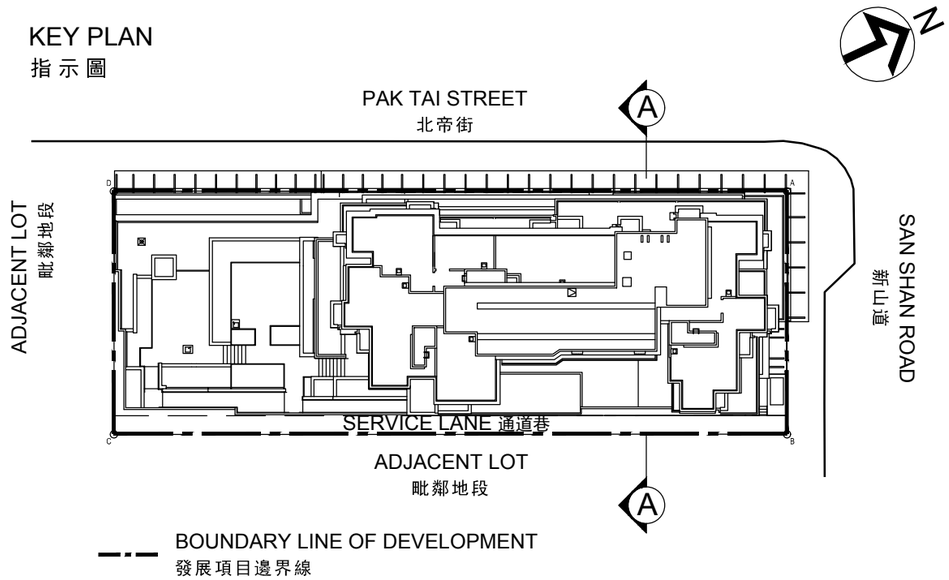
(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突－
   (i) 該律師事務所可能不能夠保障買方的利益；及
   (ii) 買方可能要聘用一間獨立的律師事務所；及
   (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN A-A
橫截面圖 A-A



KEY PLAN
指示圖

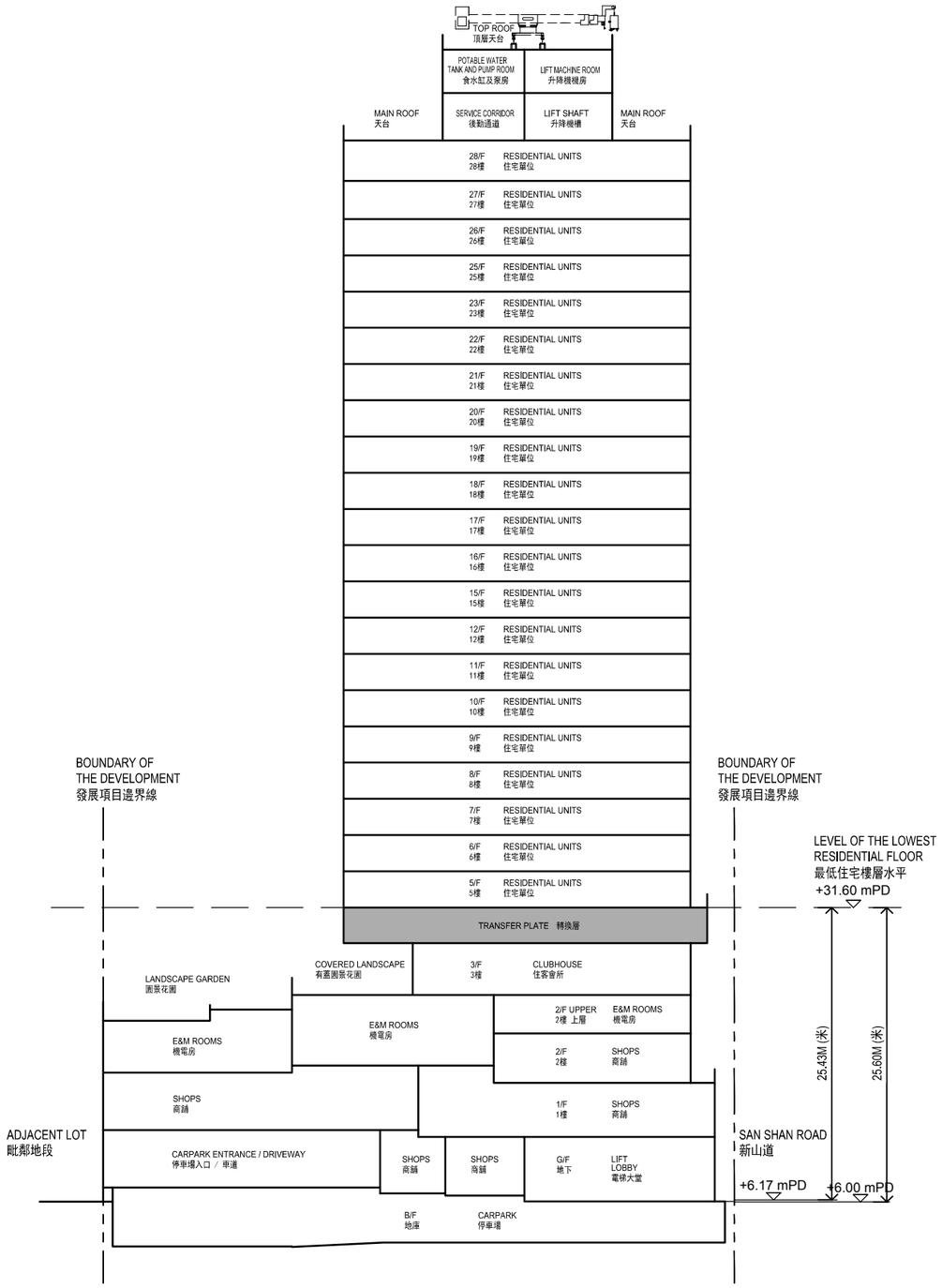


1. The level of the lowest residential floor of the Development is 31.60 metres above the Hong Kong Principal Datum.
2. The part of Pak Tai Street adjacent to the building is 6.19 metres to 7.48 metres above the Hong Kong Principal Datum.
3. The part of service lane adjacent to the building is 6.00 metres to 7.03 metres above the Hong Kong Principal Datum.
4. ▽ Height (in metres) above Hong Kong Principal Datum (PD).

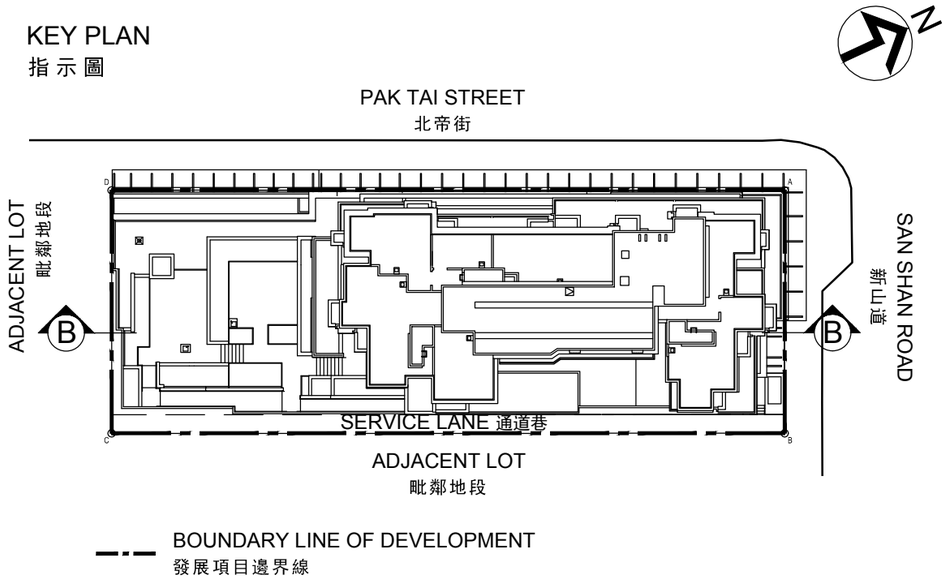
1. 發展項目之最低住宅樓層為香港主水平基準以上 31. 60米。
2. 毗連建築物的一段北帝街為香港主水平基準以上 6. 19米至7. 48米。
3. 毗鄰建築物的一段通道巷為香港主水平基準以上 6. 00米至7. 03米。
4. ▽ 香港主水平基準以上高度（米）。

CROSS-SECTION PLAN OF BUILDING IN THE DEVELOPMENT 發展項目中的建築物的橫截面圖

CROSS-SECTION PLAN B-B
橫截面圖 B-B



KEY PLAN
指示圖

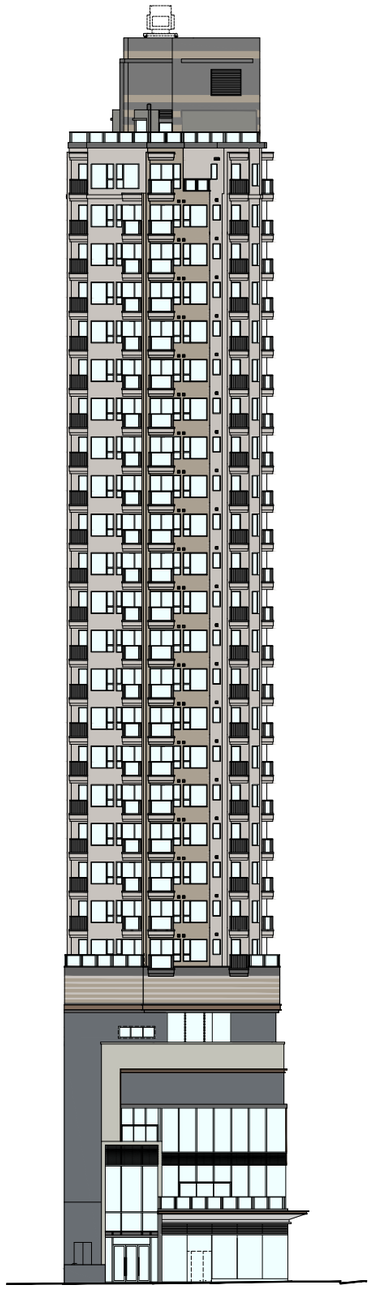


1. The level of the lowest residential floor of the Development is 31.60 metres above the Hong Kong Principal Datum.
2. The part of San Shan Road adjacent to the building is 6.00 metres to 6.17 metres above the Hong Kong Principal Datum.
3. ▽ Height (in metres) above Hong Kong Principal Datum (PD).

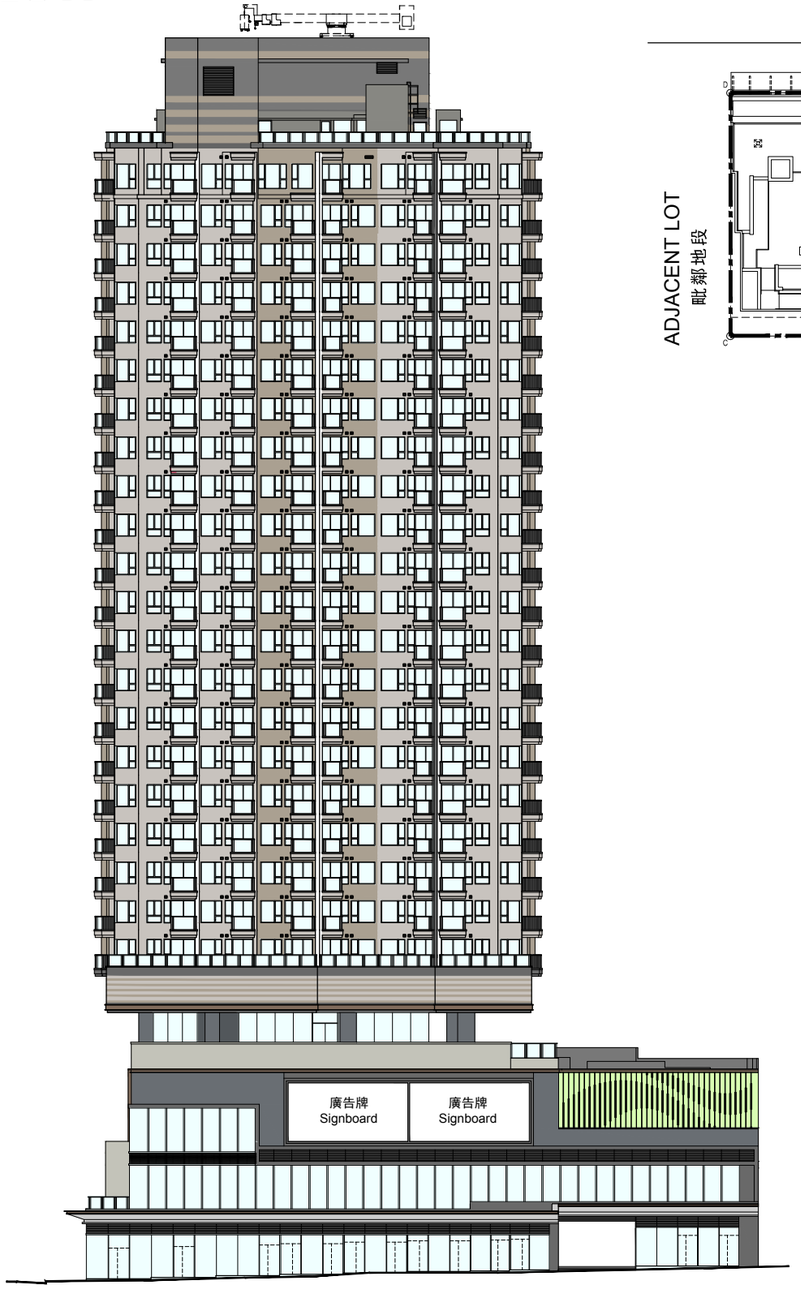
1. 發展項目之最低住宅樓層為香港主水平基準以上 31. 60米。
2. 毗連建築物的一段新山道為香港主水平基準以上 6. 00米至6. 17米。
3. ▽ 香港主水平基準以上高度（米）。

ELEVATION PLAN 立面圖

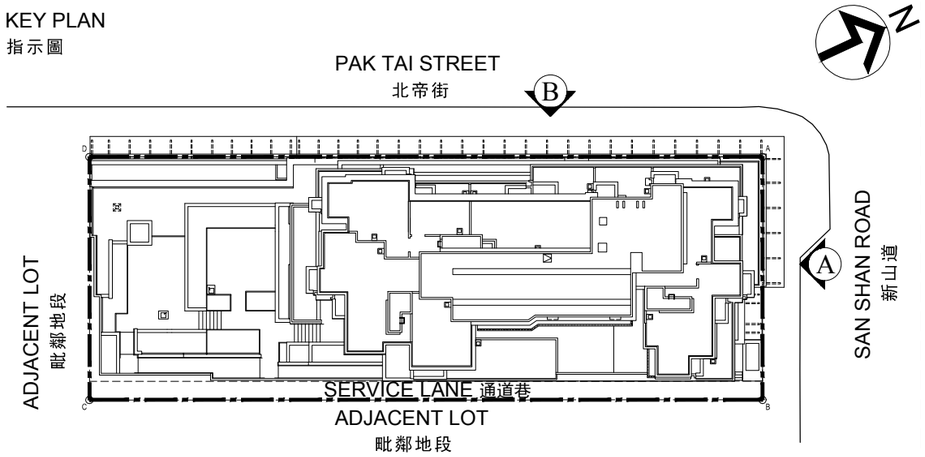
ELEVATION A-A
立 面 A-A



ELEVATION B-B
立 面 B-B



KEY PLAN
指示圖



BOUNDARY LINE OF DEVELOPMENT
發展項目邊界線

Authorized Person for the Development certified that the elevations shown on this plan:

a. are prepared on the basis of the approved building plans for the Development as of 01 November 2018 and 20 June 2019; and

b. are in general accordance with the outward appearance of the Development.

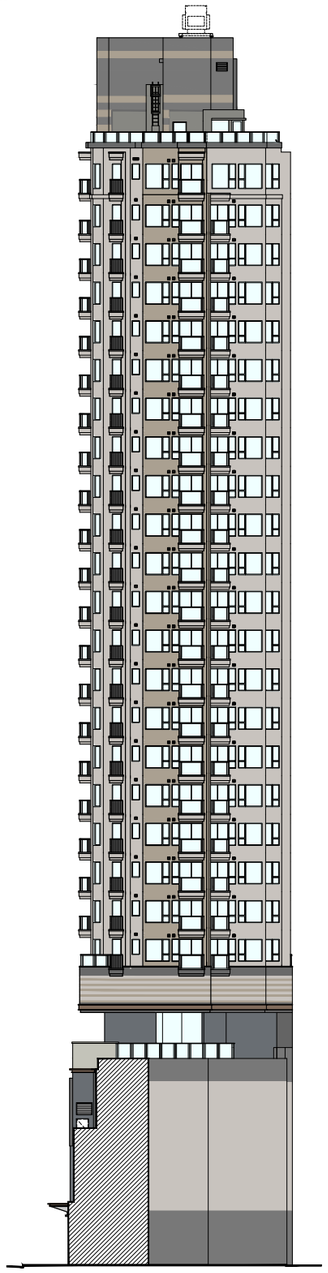
發展項目的認可人士證明本圖顯示的立面：

a. 以2018年11月01日及2019年06月20日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

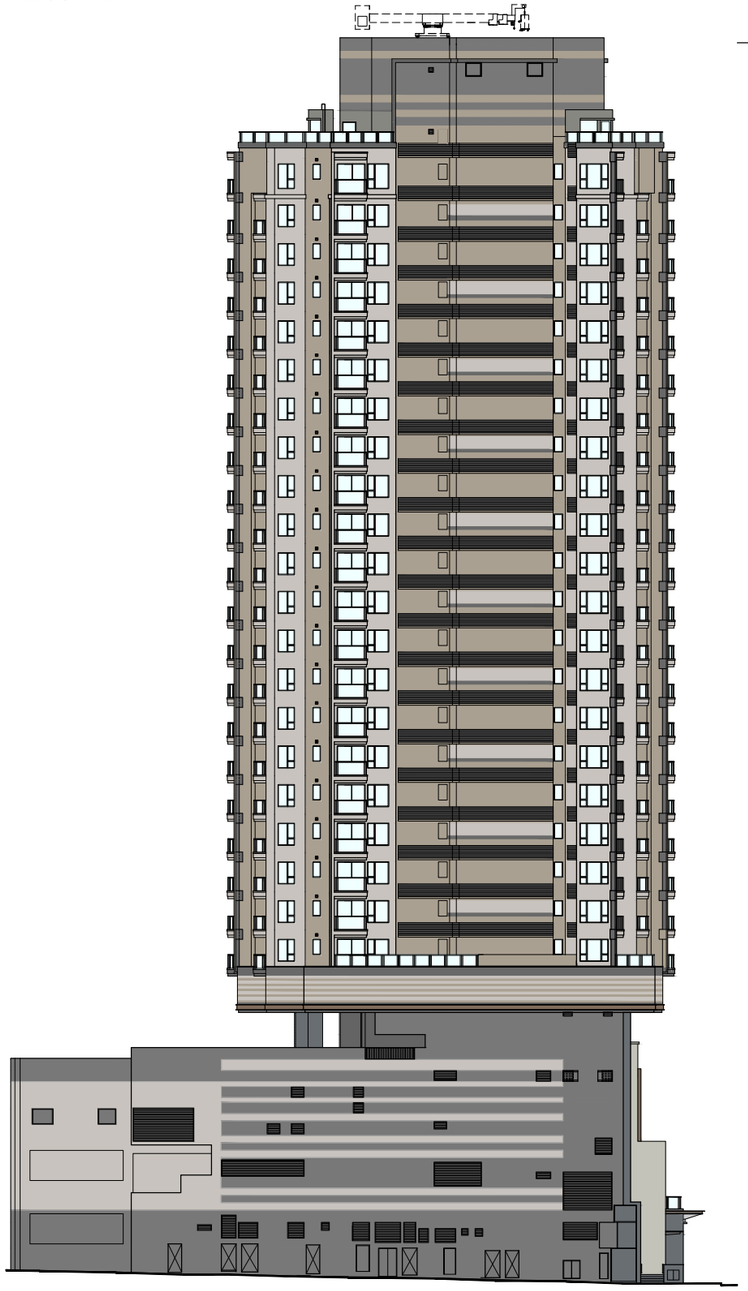
b. 大致上與發展項目的外觀一致。

ELEVATION PLAN 立面圖

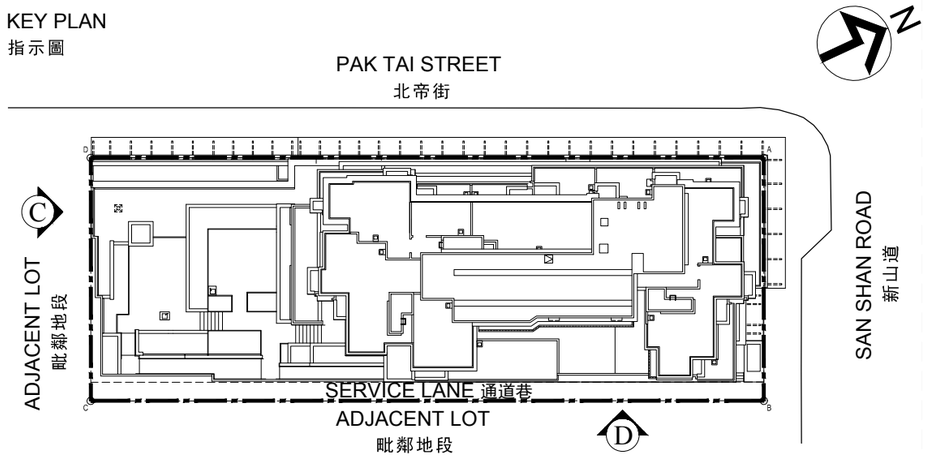
ELEVATION C-C
立 面 C-C



ELEVATION D-D
立 面 D-D



KEY PLAN
指示圖



BOUNDARY LINE OF DEVELOPMENT
發展項目邊界線

Authorized Person for the Development certified that the elevations shown on this plan:

a. are prepared on the basis of the approved building plans for the Development as of 01 November 2018 and 20 June 2019; and

b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

a. 以2018年11月01日及2019年06月20日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

b. 大致上與發展項目的外觀一致。

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

Description 描述		Area 面積		Total Area 總面積
		Covered 有蓋	Uncovered 露天	
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	sq. ft. 平方呎	1,801	-	1,801
	sq. m. 平方米	167.322	-	167.322
Communal garden or play area for residents' use on the roof, or on any floor between the roof and the lowest residential floor, of a building in the Development (whether known as a communal sky garden or otherwise) 位於發展項目中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方 (不論是稱為公用空中花園或有其他名稱)	sq. ft. 平方呎	-	-	-
	sq. m. 平方米	-	-	-
Communal garden or play area for residents' use below the lowest residential floor of a building in the Development (whether known as a covered and landscaped play area or otherwise) 位於發展項目中的建築物的最低一層住宅樓層以下的、供住客使用的公用花園或遊樂地方 (不論是稱為有蓋及園景的遊樂場或有其他名稱)	sq. ft. 平方呎	2,463	3,597	6,060
	sq. m. 平方米	228.846	334.133	562.979

Note: Areas in square meters as specified above are based on the latest approved building plans. Areas in square feet are converted at a rate of 1 square meter to 10.764 square feet and rounded off to the nearest integer.
備註: 上述所列以平方米顯示之面積乃依據最近的經批准的建築圖則。 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。

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

1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.

2 (a) A copy of the latest draft of every deed of mutual covenant in respect of the specified residential property as at the date on which the specified residential property is offered to be sold is available for inspection at the place at which the specified residential property is offered to be sold.

(b) The inspection is free of charge.

1. 備有關乎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) 關於指明住宅物業的每一公契在將指明住宅物業提供出售的日期的最新擬稿存放在指明住宅物業的售樓處，以供閱覽。

(b) 無須為閱覽付費。

1. EXTERIOR FINISHES

Item		Description			
(a)	External wall	Type of finishes	Podium	Glass wall, curtain wall, external wall tiles, aluminum cladding, aluminium grille and natural stone cladding	
			Residential Towers	Aluminum window, aluminum cladding and external wall tiles	
(b)	Window	Material of frame	Fluorocarbon coated aluminum window frame		
		Material of glass	Location	Material	Applicable Flats
			Living Room/ Dining Room/ Bedroom	Insulated-Glass-Unit (IGU) with low-E coating	All flats
			Bathroom	Etched monolithic glass	All flats with bathrooms installed with window
			Stairhood	Insulated-Glass-Unit (IGU) with low-E coating	All flats with stairhood
(c)	Bay window	Material of bay window	Not applicable		
		Window sill finishes	Not applicable		
(d)	Planter	Type of finishes	Not applicable		
(e)	Verandah or balcony	Type of finishes	(1) Balcony		
			Location	Material	Applicable Flats
			Floor	Tiles	All flats with balcony
			Curb	Tiles, natural stone and aluminum claddings	All flats with balcony
			Wall	Tiles up to level of ceiling	All flats with balcony
			Ceiling	External paint on plaster	All flats with balcony
			Balustrade	Laminated glass balustrade with aluminium top rail	All flats with balcony
			(2) Verandah : Not applicable		
		Whether it is covered	(1) Balcony : Covered (2) Verandah : Not applicable		
(f)	Drying facilities for clothing	Type and material	Not applicable		

1. 外部裝修物料

細項		描述			
(a)	外牆	裝修物料的類型	平台	玻璃牆、玻璃幕牆、外牆瓷磚、鋁飾板、鋁百葉及天然石裝飾	
			住宅大廈	鋁窗、鋁飾板及外牆瓷磚	
(b)	窗	框的用料	氟化碳噴塗鋁質窗框		
		玻璃的用料	位置	用料	適用單位
			客廳/飯廳/睡房	雙層中空玻璃片配低幅射鍍膜	所有單位
			浴室	單片磨砂玻璃	所有有窗浴室之單位
			梯屋	雙層中空玻璃片配低幅射鍍膜	所有有梯屋之單位
(c)	窗台	窗台的用料	不適用		
		窗台板的裝修物料	不適用		
(d)	花槽	裝修物料的類型	不適用		
(e)	陽台或露台	裝修物料的類型	(1) 露台		
			位置	用料	適用單位
			地板	瓷磚	所有有露台之單位
			路緣	瓷磚、天然石及鋁裝飾板	所有有露台之單位
			牆壁	瓷磚至天花板高度	所有有露台之單位
			天花板	批盪面髹上外牆漆	所有有露台之單位
			圍欄	夾膠玻璃欄杆連鋁質頂扶手	所有有露台之單位
			(2) 陽台:不適用		
		是否有蓋	(1) 露台:有蓋 (2) 陽台:不適用		
(f)	乾衣設施	類型及用料	不適用		

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

2. INTERIOR FINISHES

Item		Description			
(a)	Lobby	Type of finishes	Wall	Floor	Ceiling
		Main entrance lobby • G/F	Natural stone, mirror, feature glass, metal, timber veneer and plastic laminate	Natural stone	Gypsum board with emulsion paint, plastic laminate and metal
		Typical floor Lift lobbies • 5/F to 12/F, 15/F to 23/F and 25/F to 28/F	Natural stone, mirror, feature glass, metal, wallpaper and plastic laminate	Tiles	Gypsum board with emulsion paint, metal and plastic laminate
		Carpark lobby • B/F	Natural stone, mirror, feature glass, metal and tiles	Tiles	Gypsum board with emulsion paint
(b)	Internal wall and ceiling	Type of finishes	Wall	Ceiling	
		Living room and Dining room (Exposed Surfaces)	Emulsion paint, plastic laminate, tiles and plaster surface	Emulsion paint and gypsum board suspended ceiling finished with emulsion paint	
		Living room and Dining room (Unexposed Surfaces)	Concrete surface and brick work surface	Concrete surface	
		Bedroom (Exposed Surfaces)	Emulsion paint	Emulsion paint and gypsum board suspended ceiling finished with emulsion paint	
		Bedroom (Unexposed Surfaces)	Concrete surface and brick work surface	Concrete surface	

2. 室內裝修物料

細項		描述			
(a)	大堂	裝修物料的類型	牆壁	地板	天花板
		住宅大堂 • 地下	天然石材、鏡飾面、特色玻璃、金屬、木紋木皮飾面及膠板	天然石材	乳膠漆面石膏板、膠板及金屬板
		各層升降機大堂 • 5 至 12 樓，15 至 23 樓及 25 至 28 樓	天然石材、鏡飾面、特色玻璃、金屬、牆紙及膠板	瓷磚	乳膠漆面石膏板、金屬板及膠板
		停車場入口大堂 • 地庫	天然石材、鏡飾面、特色玻璃、金屬及瓷磚	瓷磚	乳膠漆面石膏板
(b)	內牆及天花板	裝修物料的類型	牆壁	天花板	
		客廳及飯廳 （外露表面）	乳膠漆、膠板、瓷磚及批盪飾面	乳膠漆及乳膠漆面石膏板懸吊天花	
		客廳及飯廳 （不外露表面）	混凝土面及磚牆面	混凝土面	
		睡房 （外露表面）	乳膠漆	乳膠漆及乳膠漆面石膏板懸吊天花	
		睡房 （不外露表面）	混凝土面及磚牆面	混凝土面	

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

2. INTERIOR FINISHES

Item		Description		
(c)	Internal floor	Material	Floor	Skirting
		Living room and Dining room	Tiles	Timber skirting
		Bedroom	(1) Tiles in following flats: Floor: 5/F-12/F, 15/F-23/F and 25/F- 27/F — Flat: B, D, E, F, G, J, K & L Floor: 28/F — Flat: C, E & H (2) Engineered timber floor and reconstituted stone border at doorway leading to balcony, utility platform and flat roof (if applicable) in following flats: Floor: 5/F-12/F, 15/F-23/F and 25/F- 27/F — Flat: A, C & H Floor: 28/F — Flat: A, B, D, F & G	Timber skirting

2. 室內裝修物料

細項		描述		
(c)	內部地板	用料	地板	牆腳線
		客廳及飯廳	瓷磚	木牆腳線
		睡房	(1) 以下單位鋪砌瓷磚: 樓層: 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓 — 單位: B、D、E、F、G、J、K 及 L 樓層: 28 樓 — 單位: C、E 及 H (2) 以下單位鋪砌複合木地板並在通往露台、工作平台及平台的門戶（如有）以人造石材圍邊: 樓層: 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓 — 單位: A、C 及 H 樓層: 28 樓 — 單位: A、B、D、F 及 G	木牆腳線

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2. INTERIOR FINISHES

Item		Description				
(d)	Bathroom		Type of wall finishes	Type of floor finishes	Type of ceiling finishes	
		Exposed Surfaces	Reconstituted stone, natural stone, mirror, tiles, metal and glass up to false ceiling level	Reconstituted stone and tiles	Gypsum board with emulsion paint and aluminium ceiling	
		Unexposed Surfaces	Wall behind mirror cabinet are concrete surface and brick work surface. Wall behind vanity cabinet without back panel finished with tiles up to false ceiling level	Concrete surface	Concrete surface	
(e)	Open Kitchen	Type of finishes	Wall	Floor	Ceiling	Cooking Bench
		Exposed Surfaces	Mirror, plastic laminate, tile, metal and plaster surface up to false ceiling level	Tiles	Gypsum board with emulsion paint	Solid surfacing material
		Unexposed Surfaces	Wall behind hanging cabinet finished with tiles. Wall behind floor cabinet and refrigerator finished with tiles up to false ceiling level	Concrete surface	Concrete surface	Not applicable

2. 室內裝修物料

細項		描述				
(d)	浴室		牆壁的裝修物料的類型	地板的裝修物料的類型	天花板的裝修物料的類型	
		外露表面	人造石、天然石材、鏡飾面 、瓷磚、金屬及玻璃至假天花高度	人造石及瓷磚	乳膠漆面石膏板及鋁板天花	
		不外露表面	鏡櫃背面牆身為混凝土面及磚牆面。沒有背板的面盆櫃背牆身鋪砌瓷磚至假天花高度	混凝土面	混凝土面	
(e)	開放式廚房	裝修物料的類型	牆壁	地板	天花板	灶台
		外露表面	鏡飾面、膠板、瓷磚、金屬及批盪飾面至假天花高度	瓷磚	乳膠漆面石膏板	實心面板
		不外露表面	吊櫃背面牆身鋪砌瓷磚。地櫃及雪櫃背之牆身鋪砌瓷磚至假天花高度	混凝土面	混凝土面	不適用

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3. INTERIOR FITTINGS

Item		Description			
(a)	Doors		Material	Finishes	Accessories
		Flat main entrance door	Fire-rated solid core timber swing door	Timber veneer, plastic laminate and metal	Door viewer, door closer, smoke seal, drop seal, lockset and door stop
		Balcony door, utility platform door and flat roof door	Aluminum frame with glass	Fluorocarbon coated aluminum frame with Insulated-Glass-Unit (IGU) glass with low-E coating	Lockset
		Master Bedroom door	Solid core timber swing door	Timber veneer and metal	Lockset and door stop
		Bedroom 1 Door • All flats except the flats below	Solid core timber swing door	Timber veneer and metal	Lockset and door stop
		Bedroom 1 Door • Flat L on 5/F to 12/F, 15/F to 23/F and 25/F to 27/F; Flat H on 28/F	Solid core timber sliding door	Timber veneer and metal	Lockset
		Bedroom 2 door	Solid core timber swing door	Timber veneer and metal	Lockset and door stop
		Master Bathroom door	Solid core timber swing door with timber louver	Timber veneer, plastic laminate and metal	Lockset and door stop

3. 室內裝置

細項		描述			
(a)	門		用料	裝飾物料	配件
		單位主入口門	防火實心木掩門	木皮飾面、膠板及金屬	防盜眼、門氣鼓、防煙條、自動下降防煙條、門鎖及門擋
		露台門、工作平台門及平台門	鋁框配以玻璃片	氟碳塗層鋁框配以雙層中空玻璃片配低輻鍍膜	門鎖
		主人睡房門	實心木掩門	木皮飾面及金屬	門鎖及門擋
		睡房 1 門 • 除下列單位外其餘所有單位	實心木掩門	木皮飾面及金屬	門鎖及門擋
		睡房 1 門 • 5 至 12 樓、15 至 23 樓及 25 至 27 樓 L 單位；28 樓 H 單位	實心木趟門	木皮飾面及金屬	門鎖
		睡房 2 門	實心木掩門	木皮飾面及金屬	門鎖及門擋
		主人浴室門	實心木掩門連木百葉	木皮飾面、膠板及金屬	門鎖及門擋

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3. INTERIOR FITTINGS

Item		Description			
(a)	Doors		Material	Finishes	Accessories
		Bathroom door • Flat A, B, J & K, 5/F to 12/F, 15/F to 23/F and 25/F to 27/F; Flat A & G, 28/F	Solid core timber swing door	Timber veneer, plastic laminate and metal	Lockset and door stop
		Bathroom door • Flat C, D, E, F, G & H, 5/F to 12/F, 15/F to 23/F and 25/F to 27/F; Flat B, C, D, E & F, 28/F	Solid core timber swing door with timber louver	Timber veneer, plastic laminate and metal	Lockset and door stop
		Bathroom door • Flat L, 5/F to 12/F, 15/F to 23/F and 25/F to 27/F; Flat H, 28/F	Solid core timber sliding door	Timber veneer, plastic laminate and metal	Lockset
		Store room door	Solid core timber swing door	Timber veneer and metal	Lockset and door stop
		Stairhood door • Flat A, D & G, Roof	Aluminum frame with glass	Fluorocarbon coated aluminum frame with Insulated-Glass-Unit (IGU) glass with low-E coating	Lockset
		Roof door • Flat A, B, E & F, Roof	Aluminum door	Fluorocarbon coated	Lockset

3. 室內裝置

細項		描述			
(a)	門		用料	裝飾物料	配件
		浴室門 • 5 至 12 樓、15 至 23 樓及 25 至 27 樓 A、B, J 及 K 單位; 28 樓 A 及 G 單位	實心木掩門	木皮飾面、膠板及金屬	門鎖及門擋
		浴室門 • 5 至 12 樓、15 至 23 樓及 25 至 27 樓 C、D、E、F、G 及 H 單位; 28 樓 B、C、D、E 及 F 單位	實心木掩門連木百葉	木皮飾面、膠板及金屬	門鎖及門擋
		浴室門 • 5 至 12 樓、15 至 23 樓及 25 至 27 樓 L 單位; 28 樓 H 單位	實心木趟門	木皮飾面、膠板及金屬	門鎖
		儲物室門	實心木掩門	木皮飾面及金屬	門鎖及門擋
		梯屋門 • 天台 A、D 及 G 單位	鋁框配以玻璃片	氟碳塗層鋁框配以雙層中空玻璃片配低輻鍍膜	門鎖
		天台門 • 天台 A、B、E 及 F 單位	鋁門	氟碳塗層	門鎖

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3. INTERIOR FITTINGS

Item		Description		
(b)	Bathroom	(i) Type and material of fittings and equipment		
		Counter-top	Reconstituted stone	
		Basin cabinet	Wooden cabinet with plastic laminate, metal and mirror	
		Mirror cabinet	Wooden cabinet with plastic laminate, metal, glass and mirror	
		Wash basin mixer	Chrome plated	
		Wash Basin	Vitreous china	
		Water closet	Vitreous china	
		Towel bar	Chrome plated	
		Toilet paper holder	Chrome plated	
		Robe hook	Chrome plated	
		(ii) Type and material of water supply system	Please refer to "3 (j) Water Supply" below Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable.)		
		Shower compartment	Clear tempered glass	
		Shower set & mixer	Chrome plated	
		(iv) Size of bath tub, if applicable	N/A	
c)	Kitchen / Open kitchen	(i) Material of sink unit	Stainless steel	
		(ii) Material of water supply system	Please refer to "3 (j) Water Supply" below Copper water pipes are provided for cold water supply and copper water pipes with thermal insulation are provided for hot water supply	
		(iii) Material and finishes of kitchen cabinet	Material	Finishes
			Wooden cabinet fitted with wooden cabinet door panel	Plastic laminate and high gloss lacquer panel
		(iv) Type of all other fittings and equipment	Sprinkler head and smoke detector are installed for open kitchen For appliances provision and brand name, please refer to the “Appliances Schedule”	
(d)	Bedroom	Type and material of fittings		
		Type and material of fittings (including built-in wardrobe)	Not applicable	
(e)	Telephone	Telephone connection points are provided in living room / dining room, master bedroom, bedroom and store room (Flat A, D and G of 28/F only). For location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”		

3. 室內裝置

細項		描述		
(b)	浴室	(i) 裝置及設備的類型及用料		
		櫃檯面	人造石	
		洗手盆櫃	膠板、金屬及鏡飾面木製櫃	
		鏡櫃	膠板、金屬、玻璃及鏡飾面木製櫃	
		洗手盆龍頭	鍍鉻	
		洗手盆	瓷	
		坐廁	瓷	
		毛巾架	鍍鉻	
		廁紙架	鍍鉻	
		掛衣架	鍍鉻	
		(ii) 供水系統的類型及用料	請參閱下文「3(j)供水」一欄 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅水喉	
		(iii) 淋浴設施 (包括花灑或浴缸(如適用的話))		
		淋浴間	強化清玻璃	
		花灑套裝及龍頭	鍍鉻	
		(iv) 浴缸大小(如適用的話)	不適用	
(c)	廚房 / 開放式廚房	(i) 洗滌盆的用料	不銹鋼	
		(ii) 供水系統的用料	請參閱下文「3(j)供水」一欄 冷水喉採用銅喉及熱水喉採用配有隔熱絕緣保護之銅水喉	
		(iii)廚櫃的用料及裝修物料	用料	裝修物料
			木製廚櫃及木櫃門板	膠板及高光漆板
		(iv) 所有其他裝置及設備的類型	消防花灑頭及煙霧探測器安裝於開放式廚房 隨樓附送之設備及品牌，請參閱「設備說明表」	
(d)	睡房	裝置的類型及用料		
		裝置(包括嵌入式衣櫃)的類型及用料	不適用	
(e)	電話	客廳/飯廳、主人睡房、睡房、儲物房（只限28樓A,D及G 單位）均裝有電話插座。有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」		

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3. INTERIOR FITTINGS

Item		Description
(f)	Aerials	Communal TV / FM points for reception of local TV / radio channels are provided in living room / dining room, master bedroom, bedroom and store room (Flat A, D and G of 28/F only). For location and number of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
(g)	Electrical installations	Electricity supply with miniature circuit breakers distribution board, lighting points and sockets outlets are provided to each residential flat. Conduits are partly concealed and partly exposed. (Note: Other than those parts of the conduits concealed within concrete, the rest of them are exposed. Exposed conduits are mostly covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible.) For location and number of power points and air-conditioner points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
(h)	Gas supply	Not applicable
(i)	Washing machine connection point	Washing machine connection points are provided in open kitchen; designed with water supply connection point of a pipe of 22mm in diameter and drainage connection point of a pipe of 40mm in diameter. For location of connection points, please refer to the “Schedule of Mechanical and Electrical Provisions of Residential Flats”
(j)	Water supply	Copper pipe is installed for cold and hot water supply system. Water pipes are partly concealed and partly exposed. (Note: Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. Most of the exposed water pipes are covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete walls, pipe ducts or other materials and are not readily visible). Hot water is available to open kitchen and bathroom

3. 室內裝置

細項		描述
(f)	天線	客廳/飯廳、主人睡房、睡房及儲物房（只限28樓A,D及G 單位）均裝有本地電視/電台天線接線座。有關接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」
(g)	電力裝置	每戶配備配電箱、照明點及供電插座。導管是部分隱藏及部分外露。(註：除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。）有關電插座及空調機接駁點的位置及數目，請參閱「住宅單位機電裝置數量說明表」
(h)	氣體供應	不適用
(i)	洗衣機接駁點	洗衣機來水及去水接駁點均設於開放式廚房中。來水供應配以22 毫米直徑喉管。去水配以40 毫米直徑喉管。有關接駁點的位置，請參閱「住宅單位機電裝置數量說明表」
(j)	供水	冷熱水供水系統採用銅喉管。水管是部分隱藏及部分外露。(註：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。外露的水管大部分以假天花、假陣、櫃、飾面板、非混凝土牆、管道槽或其他物料覆蓋或掩藏，並不容易看見。）熱水供應至開放式廚房及浴室

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4. MISCELLANEOUS

Item		Description	
(a)	Lifts	Residential passenger lift	
		Brand name	Schindler
		Model number	S5500MMR
		Number	2
		Floors served	Basement floor, Ground floor, 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F
		Residential passenger lift / fireman lift	
		Brand name	Schindler
		Model number	S5500MMR
		Number	1
		Floors served	Basement floor, Ground floor, 3/F, 5/F - 12/F, 15/F - 23/F and 25/F - 28/F
		Car lift	
		Brand name	Anlev
		Model number	AT Standard 1000
		Number	1
		Floors served	Basement floor and Ground floor
(b)	Letter box	Material	Metal
(c)	Refuse collection	Refuse will be collected from the refuse storage and material recovery room of each residential floor and handled at refuse storage and material recovery chamber at Ground Floor	
(d)	Water meter, electricity meter and gas meter	Water Meter	Individual water consumption meter for each residential flat is installed at the common water meter cabinet at respective floor
		Electricity Meter	Individual electricity consumption meter for each residential flat is installed at the common electric meter room at respective floor
		Gas Meter	No gas meter

4. 雜項

細項		描述	
(a)	升降機	住宅載客升降機	
		品牌名稱	迅達
		產品型號	S5500MMR
		數目	2
		到達的樓層	地庫、地下、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓
		住宅載客升降機 ／ 消防員升降機	
		品牌名稱	迅達
		產品型號	S5500MMR
		數目	1
		到達的樓層	地庫、地下、3 樓、5 樓至 12 樓、15 樓至 23 樓及 25 樓至 28 樓
		汽車用升降機	
		品牌名稱	安力
		產品型號	AT Standard 1000
		數目	1
		到達的樓層	地庫及地下
(b)	信箱	用料	金屬
(c)	垃圾收集	垃圾將收集至每層住宅樓層之垃圾及物料回收室，及由地下之垃圾及物料回收房處理	
(d)	水錶、電錶及煤氣錶	水錶	每戶單位之獨立水錶將安裝於樓層的公共水錶箱內
		電錶	每戶單位之獨立電錶將安裝於樓層的公共電錶房內
		氣體錶	無氣體錶

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5. SECURITY FACILITIES

Item	Description		
Security Facilities	Security system and equipment (including details of built-in provisions and their locations)	CCTV camera	CCTV cameras are provided at main entrance lobby on G/F, carpark lift lobbies, lifts, clubhouse, landscape, carpark and carpark entrance. CCTV signal is connected to the caretaker's counter in main entrance lobby at G/F
		Visitor panel and card access control system	Visitor panel and card access security system are provided at the main entrance at G/F. Card access security system is provided at lifts and clubhouse
		Video door phone in individual flat	Video door phones are installed in each residential flat and connected to the caretaker's counter in the main entrance lobby at G/F.(Please refer to the "Schedule of Mechanical and Electrical Provisions" for location of video door phone in residential flat)

5. 保安設施

細項	描述		
保安設施	保安系統及設備（包括嵌入式的裝備的細節及其位置）	閉路電視	地下入口大堂、停車場升降機大堂、升降機、會所、園景花園、停車場及停車場出入口均設有閉路電視。閉路電視訊號連接至地下入口大堂的管理員櫃枱
		訪客對講機及智能卡保安系統	地下大堂提供訪客對講機及智能卡保安系統。升降機及會所均設有智能卡保安系統
		個別單位中的視像對講機	每戶單位中設有門口視像對講機並連接至地下入口大堂的管理員櫃台。單位中的視像對講機位置請參閱「機電裝置數量說明表」

6. APPLIANCES

Item	Description
Appliances	For brand name and model number, please refer to the "Appliance Schedule"

6. 設備

細項	描述
設備	有關設備之品牌名稱及型號，請參閱「設備說明表」

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

Appliances Schedule – Open Kitchen 設備說明表 – 開放式廚房

Location 位置	Appliances 設備	Brand Name 品牌	Model Number 型號	Floor and Flat 樓層及單位																		
				5/F – 12/F，15/F – 23/F & 25/F–27/F 5 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
				A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Kitchen / Open Kitchen 廚房 / 開放式廚房	Induction hob 電磁爐	Siemens 西門子	EX375FXB1E	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Cooker hoods 抽油煙機		LI67SA530B	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Microwave oven 微波爐		BE634LGS1B	√	√	√	-	-	-	√	-	-	-	√	-	√	-	-	√	-	-	-
			BE634RGS1B	-	-	-	√	√	√	-	√	√	√	-	-	-	√	-	-	√	-	√
	Steam oven 蒸爐		CD634GBS1	-	-	-	-	-	-	-	-	-	-	-	√	-	-	√	-	-	√	-
	Oven with microwave 微波焗爐		CM656GBS1B	-	-	-	-	-	-	-	-	-	-	-	√	-	-	√	-	-	√	-
	Washer/dryer 洗衣/乾衣機		WK14D321HK	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√
	Fridge freezer 雪櫃連冰箱		KI86NAF31K	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√	√

Notes：

1. The symbol "√" as shown in the above table denotes "Provided".
2. The symbol "-" as shown in the above table denotes "Not Provided".

備註：

1. 上表"√"代表提供。
2. 上表"–"代表不提供。

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

Appliances Schedule - Air Conditioner (Split Type) 裝備說明表 - 空調機 (分體式)

Location 位置	Brand Name 品牌	Model Number 型號		Floor and Flat 樓層及單位																													
				5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
		Indoor Unit 室內機	Outdoor Unit 室外機	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Living Room/ Dining Room and Corridor 客廳/飯廳和走廊	Daikin 大金	FTXS50FVMA	4MXS80EVMA	-	1*	-	1*	1*	1*	1*	-	-	1*	1*	-	1*	-	1*	1*	1*	1*	-	-	1*	1*	1*	-	1*	1**	-	-	1**	-
		FTXS50FVMA	4MXS80EVMA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1**	-	-	-	-	-	1***	1*
		FTXS50FVMA8	RXS50FVMA	-	-	1	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	1	-	-	-	-	-	-	1	-	-	-	-
		FTXS60FVMA8	RXS60FVMA	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	1	-	-
		FTXS60FVMA	4MXS80EVMA	-	-	-	-	-	-	-	-	1*	-	-	-	-	-	-	-	-	-	-	-	1*	-	-	-	-	-	-	1*	-	-	-
Master Bedroom 主人睡房	Daikin 大金	FTXS50FVMA	4MXS80EVMA	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1***	/	/	1*	/	/	1**	/

Notes:
1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.
4. The symbol “ * ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 1).
5. The symbol “ ** ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 2).
6. The symbol “ *** ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 3).

備註:
1. 上表之數字代表提供的裝備數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表單位沒有此房間。
4. 上表 "*" 代表同一單位不同位置共用一部室外機 (組合 1) 。
5. 上表 "**" 代表同一單位不同位置共用一部室外機 (組合 2) 。
6. 上表 "***" 代表同一單位不同位置共用一部室外機 (組合 3) 。

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

Appliances Schedule - Air Conditioner (Split Type) 裝備說明表 - 空調機 (分體式)

Location 位置	Brand Name 品牌	Model Number 型號		Floor and Flat 樓層及單位																														
				5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
		Indoor Unit 室內機	Outdoor Unit 室外機	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Bedroom 1 睡房 1	Daikin 大金	FTXS25EVMA	4MXS80EVMA	-	1*	-	1*	1*	1*	-	-	-	-	1*	-	1*	-	1*	1*	1*	-	-	-	-	1*	1***	-	1*	-	-	-	-	1*
		FTXS35EVMA	4MXS80EVMA	1*	-	1*	-	-	-	1*	1*	1*	1*	-	1*	-	1*	-	-	-	1*	1*	1*	1*	-	-	1*	-	1*	1*	1*	1*	-
Bedroom 2 睡房 2		FTXS25EVMA	4MXS80EVMA	1*	/	1*	/	/	/	/	1*	/	/	/	1*	/	1*	/	/	/	/	1*	/	/	/	1*	1*	/	/	/	1*	1*	/
Stairhood 梯屋		FTWK25AXV1	RWK25AXV1	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
Store Room 儲物房		FTXS25EVMA	4MXS80EVMA	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1**	/	/	1**	/	/	1***	/

Notes:
1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.
4. The symbol “ * ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 1).
5. The symbol “ ** ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 2).
6. The symbol “ *** ” as shown in the above table denotes shared outdoor unit for different location of a flat (Combination 3).

備註:
1. 上表之數字代表提供的裝備數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表單位沒有此房間。
4. 上表 "*" 代表同一單位不同位置共用一部室外機 (組合 1) 。
5. 上表 "**" 代表同一單位不同位置共用一部室外機 (組合 2) 。
6. 上表 "***" 代表同一單位不同位置共用一部室外機 (組合 3) 。

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

Appliances Schedule – Exhaust Fan 設備說明表 - 抽氣扇

Location 位置	Brand Name 品牌	Model Number 型號	Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
			A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Master Bathroom 主人浴室	Ostberg 奧斯博格	LPK125A	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
Bathroom 浴室	Ostberg 奧斯博格		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	-	1	1	1	1
Bathroom 2 浴室 2	Ostberg 奧斯博格		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	/	/

Notes:
1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.

備註:
1. 上表之數字代表提供的裝備數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表單位沒有此房間。

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

Appliances Schedule – Dehumidifier 設備說明表 - 抽濕機

Location 位置	Brand Name 品牌	Model Number 型號	Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
			A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Master Bathroom 主人浴室	Cold Magic 高美	CDH-22R2B	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
Bathroom 浴室	Cold Magic 高美		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	-	1	1	1	1
Bathroom 2 浴室 2	Cold Magic 高美		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	/	/

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.

備註:

1. 上表之數字代表提供的裝備數量。
2. 上表 "–" 代表不提供。
3. 上表 "/" 代表單位沒有此房間。

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

Appliances Schedule – Electric Water Heater 設備說明表 - 電熱水爐

Location 位置	Brand Name 品牌	Model Number 型號	Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
			A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Kitchen / Open Kitchen 廚房 / 開放式廚房	Stibel Eltron 斯寶亞創	DHM 6"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Master Bathroom 主人浴室		DEL18SL	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
Bathroom 浴室			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	-	1	1	1	1
Bathroom 2 浴室 2			/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	/	/

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.

備註:

1. 上表之數字代表提供的裝備數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表單位沒有此房間。

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Living Room/ Dining Room and Corridor 客廳/飯廳和走廊	Lighting Switch 電燈開關掣		3	2	3	2	2	2	2	3	2	2	2	3	2	3	2	2	2	2	3	2	2	2	4	3	3	6	3	4	6	3
	Lighting Point 燈位		4	4	4	3	3	4	4	4	4	2	4	4	4	4	3	3	4	4	4	4	2	4	6	3	3	7	4	5	6	4
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1	1	1	1
	Telephone Connection Point 電話插座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	TV/FM Connection Point 電視/電台天線接線座		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
	Twin Socket Outlet 雙位插座		2	2	2	1	1	1	1	2	2	1	1	2	2	2	1	1	1	1	2	2	1	1	1	2	1	2	1	2	1	1
	Single Socket Outlet (with USB port) 單位插座(附有 USB 接口)		1	-	1	-	-	-	-	1	-	-	-	1	-	1	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-
	Twin Switched Socket Outlet (with USB port) 雙位有掣插座(附有 USB 接口)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	3	1	2	2	1

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.

備註:

1. 上表之數字代表提供的裝備數量。
2. 上表 "-" 代表不提供。
3. 上表 "/" 代表單位沒有此房間。

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Living Room/ Dining Room and Corridor 客廳/飯廳和走廊	Lighting and Exhaust Fan Switch 電燈及抽氣扇開關掣		1	-	1	1	1	1	1	1	-	1	-	1	-	1	1	1	1	1	1	-	1	-	1	1	1	1	1	1	-	-
	Switch for A/C Unit 空調機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	2	1	1	2	1
		Fuse Spur Unit for Electric Curtain 電動窗簾接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	2	1	1	1	1
		Socket Outlet for Fridge Freezer 雪櫃連冰箱插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	1
		Socket Outlet for Microwave Oven 微波爐插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	1	-	1	1	-	-
		Connection Unit for Oven with Microwave 微波焗爐接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	1	-
		Socket Outlet for Steam Oven 蒸焗爐插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	1	-

Notes:
1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.

備註:
1. 上表之數字代表提供的裝備數量。
2. 上表 ″–″ 代表不提供。
3. 上表 ″/″ 代表單位沒有此房間。

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Living Room/ Dining Room and Corridor 客廳/飯廳和走廊		Miniature Circuit Breakers Board 總電掣箱	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	1	1	1	1	1	-
		Main Water Supply Valve 總供水掣	1	2	2	1	1	2	2	2	2	2	1	1	2	2	1	1	2	2	2	2	2	1	1	2	2	-	2	2	2	1
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Double Pole Switch for Electrical Water Heater 電熱水爐雙極開關掣		1	-	1	1	1	1	1	1	-	-	-	1	-	1	1	1	1	1	1	-	-	-	1	1	1	1	1	1	-	-
	Addressable Smoke Detector With Sounder Base 可定位煙霧探測器 (連警報基座)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	2	1
Master Bedroom 主人睡房	Lighting Switch 電燈開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/	1	/	/	1	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	Telephone Connection Point 電話插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	TV/FM Connection Point 電視/電台天線接線座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/

Notes:
1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.

備註:
1. 上表之數字代表提供的裝備數量。
2. 上表 "–" 代表不提供。
3. 上表 "/" 代表單位沒有此房間。

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																														
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Master Bedroom 主人睡房	Twin Socket Outlet 雙位插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	Twin Switched Socket Outlet (with USB port) 雙位有掣插座(附有 USB 接口)		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
		Fuse Spur Unit for Electric Curtain 電動窗簾接線座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	Lighting and Exhaust Fan 電燈及抽氣扇開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	Double Pole Switch for Electrical Water Heater 電熱水爐雙極開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	Switch for A/C Unit 空調機開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.

備註:

1. 上表之數字代表提供的裝備數量。
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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Bedroom 1 睡房 1	Lighting Switch 電燈開關掣		2	1	2	1	1	1	1	2	1	1	1	2	1	2	1	1	1	1	2	1	1	1	1	2	1	1	1	2	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Connection Point 電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Connection Point 電視/電台天線接線座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Switched Socket Outlet (with USB port) 雙位有掣插座(附有 USB 接口)		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Lighting and Exhaust Fan 電燈及抽氣扇開關掣		-	1	-	-	-	-	-	-	1	-	1	-	1	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	1

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.

備註:

1. 上表之數字代表提供的裝備數量。
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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Bedroom 1 睡房 1	Double Pole Switch for Electrical Water Heater 電熱水爐雙極開關掣		-	1	-	-	-	-	-	-	1	-	1	-	1	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-	-	1
	Switch for A/C Unit 空調機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fuse Spur Unit for Electric Curtain 電動窗簾接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Lighting Switch 電燈開關掣		1	/	1	/	/	/	/	1	/	/	/	1	/	1	/	/	/	/	1	/	/	/	1	1	/	/	/	1	1	/
	Lighting Point 燈位		1	/	1	/	/	/	/	1	/	/	/	1	/	1	/	/	/	/	1	/	/	/	1	1	/	/	/	1	1	/
	Telephone Connection Point 電話插座		1	/	1	/	/	/	/	1	/	/	/	1	/	1	/	/	/	/	1	/	/	/	1	1	/	/	/	1	1	/
	TV/FM Connection Point 電視/電台天線接線座		1	/	1	/	/	/	/	1	/	/	/	1	/	1	/	/	/	/	1	/	/	/	1	1	/	/	/	1	1	/

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
2. The symbol “ - ” as shown in the above table denotes “ not provided ”.
3. The symbol “ / ” as shown in the above table denotes “ the room is not available in the flat”.

備註:

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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Bedroom 2 睡房 2	Twin Socket Outlet 雙位電插座		1	/	1	/	/	/	/	1	/	/	/	1	/	1	/	/	/	/	1	/	/	/	1	1	/	/	/	1	1	/
	Twin Switched Socket Outlet (with USB port) 雙位有掣插座(附有 USB 接口)		1	/	1	/	/	/	/	1	/	/	/	1	/	1	/	/	/	/	1	/	/	/	1	1	/	/	/	1	1	/
	Switch for A/C Unit 空調機開關掣		1	/	1	/	/	/	/	1	/	/	/	1	/	1	/	/	/	/	1	/	/	/	1	1	/	/	/	1	1	/
		Fuse Spur Unit for Electric Curtain 電動窗簾接線座	-	/	-	/	/	/	/	-	/	/	/	-	/	-	/	/	/	/	-	/	/	/	1	1	/	/	/	1	1	/
Store Room 儲物房	Lighting Switch 電燈開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	Twin Socket Outlet 雙位電插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/

Notes:

1. The numbers as shown in the above table denotes “the number of appliances provided”.
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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																															
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Store Room 儲物房	Switch for A/C Unit 空調機開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	Telephone Connection Point 電話插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	TV/FM Connection Point 電視/電台天線接線座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/

Notes:
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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																														
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Kitchen / Open Kitchen 廚房 / 開放式廚房	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Twin Switched Socket Outlet 雙位有掣插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-
	Twin Socket Outlet 雙位插座		-	-	-	1	1	1	1	-	-	1	1	-	-	-	1	1	1	1	-	-	1	1	-	-	1	1	1	-	-	-
	Video Door Phone 視像對講機		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
	Double Pole Switch for Electrical Water Heater 電熱水爐雙極開關掣		-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-
		Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Cooker Hood 抽油煙機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Drain point for Washer Dryer 洗衣乾衣機去水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Water point for Washer Dryer 洗衣乾衣機來水接駁位	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:
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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Kitchen / Open Kitchen 廚房 / 開放式廚房		Socket Outlet for Microwave Oven 微波爐接線座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1
		Double Pole Switch for Electrical Water Heater 電熱水爐雙極開關掣	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1
		Connection Unit for Electric Water Heater 電熱水爐接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Double Pole Switch for Induction Hob 電磁爐雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Induction Hob 電磁爐接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Fridge Freezer 雪櫃連冰箱插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-
	Concealed Sprinkler Head 隱藏消防花灑頭		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Sprinkler Head 消防花灑頭	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

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

Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Kitchen / Open Kitchen 廚房 / 開放式廚房	Miniature Circuit Breakers Board 總電掣箱		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1
Master Bathroom 主人浴室	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/	3	/	/	3	/
	Single Socket Outlet 單位電插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
		Main Water Supply Valve 總供水掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	2	/	/	-	/
		Socket Outlet for Wireless Speaker 無線揚聲器插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
		Fused Spur Unit for Mirror Cabinet Light 鏡櫃燈接線座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
		Connection Unit for Electric Water Heater 電熱水器接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
		Double Pole Switch for Dehumidifier 抽濕機雙極開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/

Notes:
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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																													
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Bathroom 浴室	Lighting Point 燈位		3	3	3	4	4	3	3	3	3	3	4	3	3	3	4	4	3	3	3	3	3	4	/	3	4	/	3	3	3	3
		Main Water Supply Valve 總供水掣	1	-	-	1	1	-	-	-	-	-	1	1	-	-	1	1	-	-	-	-	-	1	/	-	-	/	-	-	-	1
	Single Socket Outlet 單位電插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1	/	1	1	1	1
		Socket Outlet for Wireless Speaker 無線揚聲器插座	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	/	1	1	/	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1	/	1	1	1	1
		Fused Spur Unit for Mirror Cabinet Light 鏡櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1	/	1	1	1	1
		Connection Unit for Electric Water Heater 電熱水器接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1	/	1	1	1	1
		Double Pole Switch for Dehumidifier 抽濕機雙極開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1	/	1	1	1	1

Notes:

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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																														
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Bathroom 2 浴室 2	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/	3	/	/	/	/
	Single Socket Outlet 單位電插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	/	/
		Socket Outlet for Wireless Speaker 無線揚聲器插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	/	/
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	/	/
		Fused Spur Unit for Mirror Cabinet Light 鏡櫃燈接線座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	/	/
		Connection Unit for Electric Water Heater 電熱水器接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	/	/
		Double Pole Switch for Dehumidifier 抽濕機雙極開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	/	/
Balcony 露台	Lighting Point 燈位		/	1	/	/	/	/	/	/	1	1	/	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
U.P. 工作平台	Lighting Point 燈位		1	/	1	/	/	/	/	1	/	/	/	1	/	1	/	/	/	/	1	/	/	/	1	1	/	/	/	1	/	/

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Schedule of Mechanical and Electrical Provisions of Residential Flats 住宅單位機電裝置數量說明表

Location 位置	Mechanical and Electrical Provisions 機電裝置		Floor and Flat 樓層及單位																															
			5/F 5 樓											6/F - 12/F, 15/F - 23/F & 25/F - 27/F 6 樓至 12 樓、15 樓至 23 樓及 25 樓至 27 樓											28/F 28 樓							
	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Flat Roof 平台	Lighting Point 燈位		3	/	2	2	2	2	2	3	/	/	2	/	/	/	/	/	/	/	/	/	/	/	2	/	/	/	/	/	/	/
	Weatherproof Single Socket Outlet 防水單位插座		1	/	1	1	1	1	1	1	/	/	1	/	/	/	/	/	/	/	/	/	/	/	1	/	/	/	/	/	/	/
	Drain point for Sink 鋅盤去水接駁位		1	/	1	1	1	1	1	1	/	/	1	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/
	Water point for Sink 鋅盤來水接駁位		1	/	1	1	1	1	1	1	/	/	1	/	/	/	/	/	/	/	/	/	/	/	-	/	/	/	/	/	/	/
Stairhood 梯屋	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/	2	/	/	2	/
	Lighting Switch 電燈開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/	2	/	/	2	/
	Lighting and Exhaust Fan 電燈及抽氣扇開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	1	/
	Double Pole Switch for Electrical Water Heater 電熱水爐雙極開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	-	/	/	1	/
	Switch for A/C Unit 空調機開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/
	Switch for outdoor A/C unit 室外空調機開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/	1	/	/	1	/

Notes:
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	Exposed Type 外露型	Non-exposed Type 非外露型	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H	J	K	L	A	B	C	D	E	F	G	H
Roof 天台	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	11	7	/	9	6	8	11	7
	Weatherproof Lighting Switch 防水電燈開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/	1	1	1	1	1
	Weatherproof Single Socket Outlet 防水單位插座		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	2	2	/	2	1	2	2	1
	Drain point for Sink 鋅盤去水接駁位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/	1	1	1	1	1
	Water point for Sink 鋅盤來水接駁位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/	1	1	1	1	1
	Intercom 對講機		/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/	1	1	1	1	1

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SERVICE AGREEMENTS 服務協議

- Potable and flushing water is supplied by Water Supplies Department.
- Electricity is supplied by The CLP Power Hong Kong Ltd.

- 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。

GOVERNMENT RENT 地稅

The Vendor is liable for the Government rent payable for the specified residential property up to and including the completion date of the sale and purchase of the specified residential property.

賣方有法律責任就指明住宅物業繳付直至包括該指明住宅物業之買賣成交日期之地稅。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

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

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

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

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

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

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

MAINTENANCE OF SLOPES 斜坡維修

Not applicable

不適用

MODIFICATION 修訂

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

本發展項目現時並沒有向政府提出申請修訂批地文件。

1. **No Gas Supply to Residential Properties**

   The Development will not be installed with gas pipes for the supply of town gas to residential properties. Flame cooking is not allowed in residential properties in the Development.

2. **Operation of Gondola**

   During the cleaning and maintenance of the external walls of the Development arranged by the property manager, the gondola will be operating in the airspace outside windows and above the flat roofs and roofs (if any) of the residential properties in the Development.

3. **Signages**

   There will be backlit signages on the external walls of the Development on and below 3/F. The backlit signages may be lit on during night time. Prospective purchasers please note the possible impact (if any) of the illumination of the said signages on individual residential properties.

4. **Exhaust Louvers**

   There may be exhaust louvers connecting from the shops/restaurants on G/F, 1/F and 2/F for exhaust from air-conditioning system or in connection with the business (including restaurant, if any) to be carried on at the shops/restaurants on G/F, 1/F and 2/F. The alignment and position of the exhaust louvers may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant government authorities. Prospective purchasers please note the possible impact (if any) of such exhaust louvers on individual residential properties.

5. **Outdoor air-conditioner units**

   Some outdoor air-conditioner units of residential properties are located on some air-conditioner platforms at the level of the floor immediately above.

6. **Hybrid Pole**

   Hybrid Pole will be provided for lighting of the landscape area at 3/F. For the location of the Hybrid Pole, please refer to the “Layout Plan of the Development” Section of this Sale Brochure on Page AK.

1. **沒有氣體燃料供應至住宅物業**

   發展項目沒有安裝供應煤氣至住宅物業的氣體喉。發展項目中的住宅物業內不能進行明火煮食。

2. **吊船之運作**

   在發展項目外牆進行由物業管理人安排的清洗及保養期間，吊船將會在住宅物業之窗戶外及平台及天台（如有）對上的空間操作。

3. **廣告牌**

   發展項目3樓及以下外牆設有燈箱廣告牌。燈箱廣告牌可能會於夜間開啟。準買家請注意上述燈箱廣告牌對個別住宅物業可能造成的影響（如有）。

4. **排氣口**

   地下，1樓及2樓商鋪/餐廳或會安裝排氣口以連接空調系統或為地下，1樓及2樓商鋪/餐廳內經營的業務（包括餐廳（如有））作有關的排氣。排氣口的排列及位置或會不時更改，並須符合相關法例要求及/或有關政府部門的指引。準買家請注意上述排氣口對個別住宅物業可能造成的影響（如有）。

5. **冷氣戶外機**

   住宅物業之部分冷氣戶外機置於部分冷氣機平台上的上一層。

6. **混能燈柱**

   3樓外園景區會裝設混能燈柱以供室外園景區的晚間照明。有關混能燈柱的位置，請參閱本售樓説明書第AK頁之「發展項目的布局圖」。

ADDRESS OF THE WEBSITE DESIGNATED BY THE VENDOR FOR THE DEVELOPMENT 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 for the purposes of Part 2 of the Residential Properties (First-hand Sales) Ordinace is:

www.downtown38.com

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

www.downtown38.com

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

Breakdown the 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 submitted to and approved by the BA prior to the issuance of the occupation permit for the Development.

獲寬免總樓面面積的設施分項

於印製售樓說明書前呈交予並已獲建築事務監督批准的一般建築圖則上有關總樓面面積寬免的分項最新資料，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。

Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物(規劃)條例》第23 (3) (b)條不計算的總樓面面積		Area (m²) 面積(平方米)
1(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方(公共交通總站除外)	1,080.798
2	Plant rooms and similar services 機房及相類設施	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and materials recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	334.679
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓器房、食水及鹹水缸等	1,005.589
2.3(#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc. 非強制性或非必要的機房，例如空調機房、風櫃房等	15.367

Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第1及第2號提供的環保設施		Area (m²) 面積(平方米)
3	Balcony 露台	236.238
4	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	-
5	Communal sky garden 公用空中花園	-
6	Acoustic fin 隔音鰭	-
7	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	-
8	Non-structural prefabricated external wall 非結構預製外牆	176.340
9	Utility platform 工作平台	47.250
10	Noise barrier 隔音屏障	-

	Amenity Features 適意設施	Area (m²) 面積(平方米)
11	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office 供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	22.146
12(#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities 住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	167.322
13	Covered landscaped and play area 有上蓋的園景區及遊樂場	228.846
14	Horizontal screens/covered walkways, trellis 橫向屏障/有蓋人行道、花棚	-
15	Larger lift shaft 擴大升降機井道	165.843
16	Chimney shaft 煙囪管道	-
17	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要的機房，例如鍋爐房、衛星電視共用天線房	-
18(#)	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽	156.929
19	Pipe duct, air duct for non-mandatory feature or non-essential plant room 非強制性設施或非必要機房所需的管槽、氣槽	-
20	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	-
21	Void in duplex domestic flat and house 複式住宅單位及洋房的中空	-
22	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall 伸出物，如空調機箱及伸出外牆超過750毫米的平台	-

	Other Exempted Items 其他項目	Area (m²) 面積(平方米)
23	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	-
24	Other projections 其他伸出物	-
25	Public transport terminus 公共交通總站	-
26	Party structure and common staircase 共用構築物及樓梯	-
27(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	-
28	Public passage 公眾通道	-
29	Covered set back area 因建築物後移導致的覆蓋面積	-

Bonus GFA 額外總樓面面積		Area (m²) 面積(平方米)
30	Bonus GFA 額外總樓面面積	-

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

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

Estimated Energy Performance or Consumption for the Common Parts of the Development
發展項目的公用部分的預計能量表現或消耗

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	NO 否
Provision of Energy Efficient Features 提供具能源效益的設施	YES 是
Energy Efficient Features proposed:- 擬安裝的具能源效益的設施:-	1. Design building orientation for reducing solar heat gain; 2. Provide double IGU Low-E glazing and shading facilities; 3. Select more energy-efficient AC units; And Reduce the window-to-wall ratio. 1. 建築物座向設計以減少日照吸熱量; 2. 提供雙層中空低幅射玻璃及遮蔽裝置; 3. 選用更具能源效益的空調機組; 及降低窗牆比率

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

Type of Development 發展項目類型	Location 位置	Internal Floor Area Served (m²) 使用有關裝置的內部樓面面積（平方米）	Annual Energy Use of Baseline Building (Note 2) 基線樓宇每年能源消耗量 (註腳2)		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
			Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m²/annum 電力 千瓦小時/平方米/年	Town Gas / LPG unit/m²/annum 煤氣/石油氣 用量單位/平方米/年
Domestic Development 住用發展項目	Central building services installation (Notes 3) 中央屋宇裝備裝置 (註腳3)	1,720.370	205.230	-	205.230	-

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD):- 第III部分：以下裝置乃按機電工程署公布的相關實務守則設計：-			
Type of Installations 裝置類型	YES 是	NO 否	N/A 不適用
Lighting Installations 照明裝置	√		
Air Conditioning Installations 空調裝置	√		
Electrical Installations 電力裝置	√		
Lift & Escalator Installations 升降機及自動梯的裝置	√		
Performance-based Approach 以總能源為本的方法			√

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

   The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:-
   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and
   (b) "internal floor area", in relation to a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and/or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installation issued by the Electrical and Mechanical Services Department.

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”與機電工程署發行的《屋宇裝備裝置能源效益實務守則》中的涵義相同

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

Green Building Certification

Assessment result under the **BEAM Plus** certification conferred / issued by Hong Kong Green Building Council Limited (HKGBC) for the building prior to the printing of the sales brochure or its addenda.

Provisional
GOLD

PROVISIONAL
GOLD
NB V1.2 2017
HKGBC
BEAM Plus

Application no.: PAG0048/18

綠色建築認證

在印刷此售樓說明書或其附頁前，本物業根據香港綠色建築議會有限公司頒授 / 發出的綠建環評認證評級。

暫定評級
金級

暫定
金級
NB V1.2 2017
HKGBC
綠建環評

申請編號: PAG0048/18

INFORMATION REQUIRED BY THE DIRECTOR OF LANDS TO BE SET OUT IN THE SALES BROCHURE AS A CONDITION FOR GIVING THE PRESALE CONSENT
地政總署署長作為給予預售樓花同意書的條件而規定列於售樓說明書的資料

1. The purchaser is required to agree with the Vendor in the Agreement for Sale and Purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the Agreement for Sale and Purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the Agreement for Sale and Purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.

2. If the Vendor, at the request of the purchaser under an Agreement for Sale and Purchase, agrees (at its own discretion) to cancel the Agreement for Sale and Purchase or the obligations of the purchaser under the Agreement for Sale and Purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the Agreement for Sale and Purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the Agreement for Sale and Purchase.

3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Government Grant up to and including the date of the respective Assignments to the purchasers.

4. The purchaser who has signed an Agreement for Sale and Purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK$100 per request.

5. For information and requirements relating to the Green Area as referred to in Special Condition No.(4) of the Government Grant, please refer to the sections of “Summary of Land Grant” and “Information on Public Facilities and Public Open Spaces” of this Sales Brochure.

6. For information and requirements relating to the Existing Lane as referred to in Special Condition No.(13)(a) of the Government Grant, please refer to the sections of “Summary of Land Grant” and “Information on Public Facilities and Public Open Spaces” of this Sales Brochure.

7. For information and requirements relating to the pedestrian passageway as referred to in Special Condition No.(13)(b) of the Government Grant, please refer to the sections of “Summary of Land Grant” and “Information on Public Facilities and Public Open Spaces” of this Sales Brochure.

1. 買方須與賣方於正式買賣合約協議，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署轉讓契之前，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分之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）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（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。

4. 已簽署正式買賣合約的買方有權要求查閱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，及有關直至詢問時的上一個月底為止已動用及支付的建築費用及專業費用總額，並可於提出要求及在支付不多於港幣一百元象徵式費用後獲提供該資料的副本。

5. 關於批地文件特別條款第(4)條所提及的綠色區域的資料及要求，請參閱本售樓說明書的「批地文件的摘要」及「公共設施及公眾休憩用地的資料」兩節。

6. 關於批地文件特別條款第(13)(a)條所提及的現有巷的資料及要求，請參閱本售樓說明書的「批地文件的摘要」及「公共設施及公眾休憩用地的資料」兩節。

7. 關於批地文件特別條款第(13)(b)條所提及的行人通道的資料及要求，請參閱本售樓說明書的「批地文件的摘要」及「公共設施及公眾休憩用地的資料」兩節。

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

Date of printing of this Sales Brochure: 4 January 2019

本售樓說明書印製日期：2019年1月4日

POSSIBLE FUTURE CHANGE 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

EXAMINATION RECORD 檢視紀錄

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
11 January 2019 2019年1月11日	AC	INFORMATION ON THE DEVELOPMENT is updated 更新發展項目的資料
	AD	INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT is updated 更新賣方及有參與發展項目的其他人的資料
	AP1, AP4	SUMMARY OF DEED OF MUTUAL COVENANT are updated 更新公契的摘要
	AQ8, AQ9	SUMMARY OF LAND GRANT are updated 更新批地文件的摘要
	AR5, AR9, AR10	INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES are updated 更新公共設施及公眾休憩用地的資料
16 January 2019 2019年1月16日	AL2, AL6, AL8	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT are updated 更新發展項目的住宅物業的樓面平面圖
22 March 2019 2019年3月22日	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	AJ2	OUTLINE ZONING PLAN ETC. RELATING TO THE DEVELOPMENT is updated 更新關乎發展項目的分區計劃大綱圖
	AX18	Schedule of Mechanical and Electrical Provisions of Residential Flats is updated 更新住宅單位機電裝置數量説明表
21 June 2019 2019年6月21日	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
17 September 2019 2019年9月17日	AC	INFORMATION ON THE DEVELOPMENT is updated 更新發展項目的資料
	AF	INFORMATION ON DESIGN OF THE DEVELOPMENT is updated 更新發展項目的設計的資料
	AH	LOCATION PLAN OF THE DEVELOPMENT is updated 更新發展項目的所在位置圖
	AI1	AERIAL PHOTOGRAPH OF THE DEVELOPMENT is updated 更新發展項目的鳥瞰照片
	AI2	AI2 is deleted and replaced with a blank page 刪除第AI2頁並換上空頁
	AJ2	OUTLINE ZONING PLAN RELATING TO THE DEVELOPMENT is updated 關乎發展項目的分區計劃大綱圖

Examination/Revision Date 檢視/修改日期	Revision Made 所作修改	
	Page Number 頁次	Revision Made 所作修改
17 September 2019 2019年9月17日	AK	LAYOUT PLAN OF THE DEVELOPMENT is updated 更新發展項目的布局圖
	AL8	FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE DEVELOPMENT are updated 更新發展項目的住宅物業的樓面平面圖
	AU1, AU2	ELEVATION PLANS are updated 更新立面圖