the met 薈朗 BLOSSOM

售樓說明書

SALES BROCHURE

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.

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.

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

12. Appointment of solicitor

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

For first-hand uncompleted residential properties

13. Pre-sale Consent

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

14. Show flats

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

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

15. Estimated material date and handing over date

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

  - ➢ For development subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; or
  - ➢ For development not subject to the Lands Department Consent Scheme, the vendor is required to notify the purchaser in writing that the vendor is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.
- The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.

• Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material date.

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

• Ask the vendor if there are any questions on handing over date.

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 –

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

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

[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.

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，包括售樓說明書、價單、載有銷售安排的文件，及成交紀錄冊。
   - 發展項目的售樓說明書，會在該項目的出售日期前最少七日向公眾發布，而有關價單和銷售安排，亦會在該項目的出售日期前最少三日公布。
   - 在賣方就有關發展項目所指定的互聯網網站，以及「銷售資訊網」內，均載有有關物業成交資料的成交紀錄冊，以供查閱。
2. **費用、按揭貸款和樓價**
   - 計算置業總開支，包括律師費、按揭費用、保險費，以及印花稅。
   - 向銀行查詢可否取得所需的按揭貸款，然後選擇合適的還款方式，並小心計算按揭貸款金額，以確保貸款額沒有超出本身的負擔能力。
   - 查閱同類物業最近的成交價格，以作比較。
   - 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及/或清理廢料的費用（如有）。
3. **價單、支付條款，以及其他財務優惠**
   - 賣方未必會把價單所涵蓋的住宅物業悉數推售，因此應留意有關的銷售安排，以了解賣方會推售的住宅物業為何。賣方會在有關住宅物業推售日期前最少三日公布銷售安排。
   - 留意價單所載列的支付條款。倘買家可就購置有關住宅物業而連帶獲得價格折扣、贈品，或任何財務優惠或利益，上述資訊亦會在價單內列明。
   - 如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃， 在簽訂臨時買賣合約前，應先細閱有關價單內列出的按揭貸款計劃資料[1]。如就該些按揭貸款計劃的詳情有任何疑問，應在簽訂臨時買賣合約前，直接向有關財務機構查詢。
4. **物業的面積及四周環境**
   - 留意載於售樓說明書和價單內的物業面積資料，以及載於價單內的每平方呎/每平方米售價。根據《一手住宅物業銷售條例》（第621章（下稱「條例」），賣方只可以實用面積表達住宅物業的面積和每平方呎及平方米的售價。就住宅物業而言，實用面積指該住宅物業的樓面面積，包括在構成該物業的一部分的範圍內的以下每一項目的樓面面積：(i)露台；(ii)工作平台；以及(iii)陽台。實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
   - 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部和內部尺寸[2]。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
   - 親臨發展項目的所在地實地視察，以了解有關物業的四周環境（包括交通和社區設施）；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。
5. **售樓說明書**
   - 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
   - 閱覽售樓說明書，並須特別留意以下資訊：
     - 售樓說明書內有否關於「有關資料」的部分，列出賣方知悉但並非為一般公眾人士所知悉，關於相當可能對享用有關住宅物業 造成重大影響的事宜的資料。請注意，已在土地註冊處註冊的 文件，其內容不會被視為「有關資料」；
     - 橫截面圖會顯示有關建築物相對毗連該建築物的每條街道的橫截面，以及每條上述街道與已知基準面和該建築物最低的一層住宅樓層的水平相對的水平。橫截面圖能以圖解形式，顯示出建築物最低一層住宅樓層和街道水平的高低差距，不論該最低住宅樓層以何種方式命名；
     - 室內和外部的裝置、裝修物料和設備；
     - 管理費按甚麼基準分擔；
     - 小業主有否責任或需要分擔管理、營運或維持有關發展項目以內或以外的公眾休憩用地或公共設施的開支，以及有關公眾休憩用地或公共設施的位置；以及
     - 小業主是否須要負責維修斜坡。
6. **政府批地文件和公契**
   - 閱覽政府批地文件和公契（或公契擬稿）。公契內載有天台和外牆業權等相關資料。賣方會在售樓處提供政府批地文件和公契（或公契擬稿）的複本，供準買家免費閱覽。
   - 留意政府批地文件內所訂明小業主是否須要負責支付地稅。
   - 留意公契內訂明有關物業內可否飼養動物。
7. **售樓處內有關可供揀選住宅物業的資料**
   - 向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。
   - 切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。
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。

Notes to Purchasers of First-hand Residential Properties
一手住宅物業買家須知

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業

13. 預售樓花同意書

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業

15. 預計關鍵日期及收樓日期

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

Notes to Purchasers of First-hand Residential Properties
一手住宅物業買家須知

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：

	網 址	電 話	電 郵	傳 真
消費者委員會	www.consumer.org.hk	2929 2222	cc@consumer.org.hk	2856 3611
地產代理監管局	www.eaa.org.hk	2111 2777	enquiry@eaa.org.hk	2598 9596
香港地產建設商會	—	2826 0111	—	2845 2521

運輸及房屋局
一手住宅物業銷售監管局
2017年8月

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

[2] 根據條例附表1第1部第10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面 平面圖須述明以下各項 — (i) 每個住宅物業的外部尺寸；(ii) 每個住宅物業的內部尺寸；(iii) 每個住宅物業的內部間隔的厚度；(iv) 每個住宅物業內個別分隔室的外部尺寸。根據條例附表1第1部第10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表1第1部第10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。

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

Information on the Development
發展項目的資料

Name of the Development
The Met. Blossom

發展項目名稱
薈朗

Name of the street at which the Development is situated
Ma Kam Street

發展項目所位於的街道的名稱
馬錦街

Street number allocated by the Commissioner of Rating and Valuation for the purpose of distinguishing the Development
9

差餉物業估價署署長為識別發展項目的目的而編配的門牌號數
9

The Development consists of Two multi-unit buildings
Tower 1 and Tower 2

發展項目包含2幢多單位建築物
第1座及第2座

Total number of storeys of each multi-unit building
Tower 1 : 25 storeys
Tower 2 : 25 storeys
The above number of storeys does not include Basement One Floor, Ground Floor, Roof and Upper Roof.

每幢多單位建築物的樓層的總數
第1座：25層
第2座：25層
上述樓層數目不包括地庫1樓、地下、天台及高層天台。

Floor numbering in each multi-unit building as provided in the approved building plans for the Development
Tower 1 : B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F
Tower 2 : B1/F, G/F, 1/F-3/F, 5/F-12/F, 15/F-23/F, 25/F-29/F

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第1座：地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓
第2座：地庫1樓、地下、1樓至3樓、5樓至12樓、15樓至23樓、25樓至29樓

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

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

Refuge floors (if any) of each multi-unit building
There is no refuge floor in each Tower

每幢多單位建築物內的庇護層 (如有的話)
每座均不設庇護層

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
Grandwall Investment Limited

賣方
高和投資有限公司

Holding companies of the Vendor
Beyond Dragon Investments Limited
More Action Investments Limited
Sparkle Hope Limited
Miracle Cheer Limited
Wang On Properties Limited
Earnest Spot Limited
Wang On Enterprises (BVI) Limited
Wang On Group Limited

賣方的控權公司
越龍投資有限公司
More Action Investments Limited
Sparkle Hope Limited
Miracle Cheer Limited
宏安地產有限公司
Earnest Spot Limited
Wang On Enterprises (BVI) Limited
Wang On Group Limited

Authorized Person for the Development, and the firm or corporation of which the Authorized Person for the Development is a proprietor, director or employee in his professional capacity
Mr. Lai Siu Kin, Rembert of Lu Tang Lai Architects Limited

發展項目的認可人士，認可人士以其專業身份擔任某商號或法團的經營人、董事或僱員的商號或法團
呂鄧黎建築師有限公司之黎紹堅先生

Building contractor for the Development
China Zhejiang Construction Group (H.K.) Ltd.

發展項目的承建商
中國浙江建設集團 (香港) 有限公司

Firm of solicitors acting for the owner in relation to the sale of residential properties in the Development
Mayer Brown

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
孖士打律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Development
The Hongkong and Shanghai Banking Corporation Limited (This loan has been settled and the undertaking has been cancelled)

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構
香港上海匯豐銀行有限公司 (貸款已清還及融資承諾已終止)

Any other person who has made a loan for the construction of the Development
Beyond Dragon Investments Limited
Kam Wah Successful Limited

已為發展項目的建造提供貸款的任何其他人
越龍投資有限公司
錦華長勝有限公司

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

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

Information on Design of the Development
發展項目的設計的資料

There will not be any curtain walls forming part of the enclosing walls.
將不會有構成圍封牆的一部份的幕牆。
There will be non-structural prefabricated external walls forming part of the enclosing walls.
將會有構成圍封牆的一部份的非結構的預製外牆。
The range of thickness of the non-structural prefabricated external walls of each building is 150mm.
每幢建築物的非結構的預製外牆的厚度範圍為150毫米。

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

Tower 座數	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)
Tower 1 第1座	1/F 1樓	A01	0.416
		A02	0.279
		A03	0.551
		A05	0.823
		A06	0.566
		A07	0.536
		A08	0.504
		B01	0.330
		B02	0.330
		B03	0.251
		B05	0.888
		B06	0.536
		B07	0.504
	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓-3樓、 5樓-12樓、 15樓-23樓及 25樓-28樓	A01	0.416
		A02	0.279
		A03	0.551
		A05	0.823
		A06	0.566
		A07	0.536
		A08	0.504
		B01	0.330
		B02	0.330
		B03	0.251
		B05	0.888
		B06	0.536
		B07	0.504
Tower 2 第2座	29/F 29樓	A01	0.860
		A02	0.547
		A03	0.604
		A05	0.504
		B01	0.519
		B02	0.692
		B03	0.888
		B05	0.504
	1/F 1樓	A01	0.330
		A02	0.330
		A03	0.251
		A05	0.888
		A06	0.536
		A07	0.504
		B01	0.416
		B02	0.279
		B03	0.551
		B05	0.823
		B06	0.604
		B07	0.536
		B08	0.504
	2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓-3樓、 5樓-12樓、 15樓-23樓及 25樓-28樓	A01	0.330
		A02	0.330
		A03	0.251
		A05	0.888
		A06	0.536
		A07	0.504
		B01	0.416
		B02	0.279
		B03	0.551
		B05	0.823
		B06	0.604
		B07	0.536
		B08	0.504
	29/F 29樓	A01	0.519
		A02	0.692
		A03	0.888
		A05	0.504
		B01	0.860
		B02	0.547
		B03	0.604
		B05	0.504

Remark: There is no designation of 4/F, 13/F, 14/F and 24/F.
註：不設4樓、13樓、14樓及24樓。

Information on Property Management
物業管理的資料

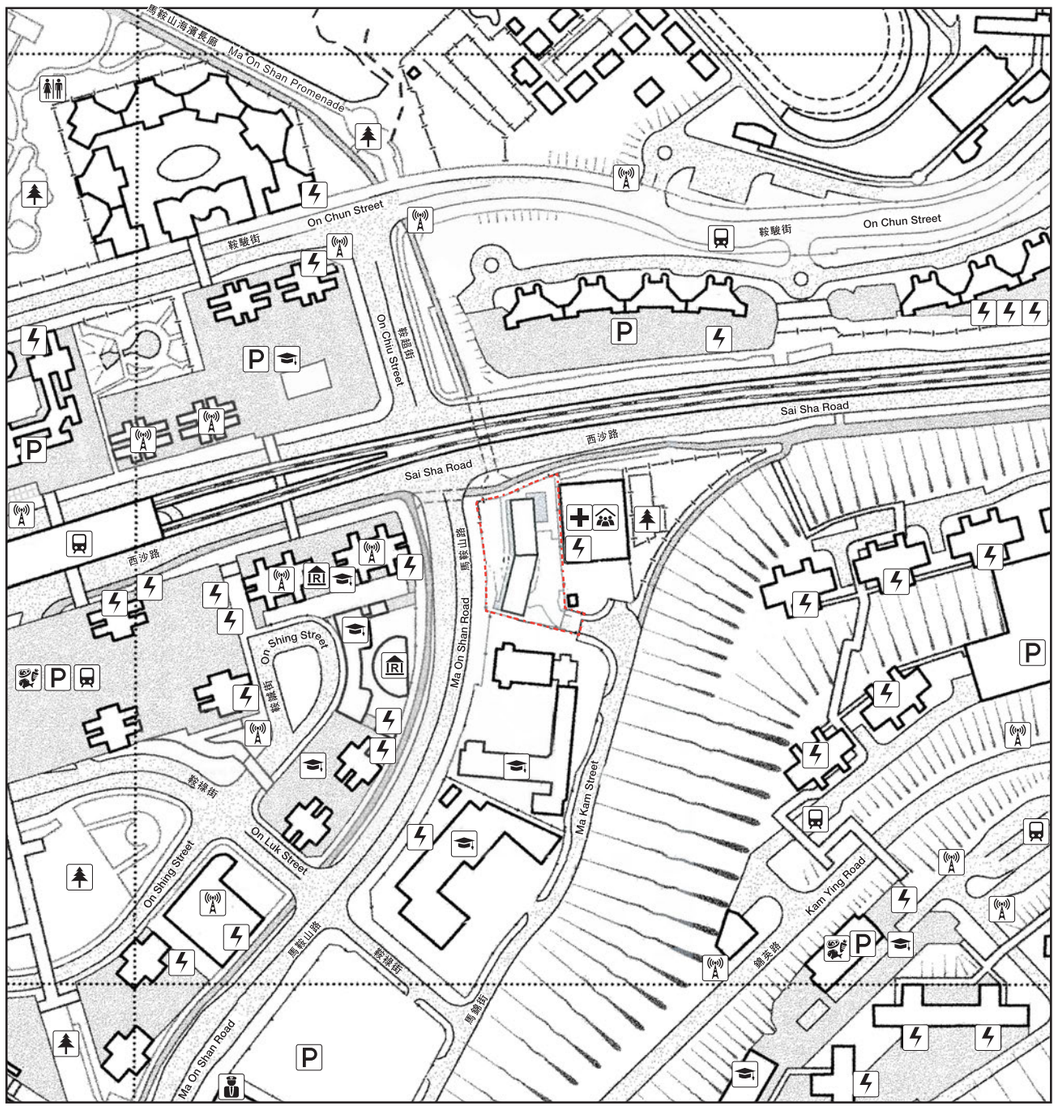
The manager appointed as the manager of the Development under deed of mutual covenant that has been executed

Goodtech Management Limited

根據已簽立的公契獲委任為發展項目的管理人的人

高達管理有限公司

Location Plan of the Development
發展項目的所在位置圖



Location of the Development
發展項目的所在位置

SCALE(比例):

0M(米) 50M(米) 150M(米) 250M(米)

N 北

NOTATION 圖例

- a power plant (including electricity sub-stations)
  發電廠 (包括電力分站)
- a clinic
  診療所
- a market (including a wet market and a wholesale market)
  市場 (包括濕貨市場及批發市場)
- a police station
  警署
- a public carpark (including a lorry park)
  公眾停車場 (包括貨車停泊處)
- a public convenience
  公廁
- a public transport terminal (including a rail station)
  公共交通總站 (包括鐵路車站)
- a public utility installation
  公用事業設施裝置
- a religious institution (including a church, a temple and a Tsz Tong)
  宗教場所 (包括教堂、廟宇及祠堂)
- a school (including a kindergarten)
  學校 (包括幼稚園)
- social welfare facilities (including an elderly centre and a home for the mentally disabled)
  社會福利設施 (包括老人中心及弱智人士護理院)
- a public park
  公園

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Note:

1. This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No.7-NE-D dated 19 August 2019 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
2. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 此位置圖是參考於2019年8月19日出版之地政總署測繪處之測繪圖（組別編號HP5C），圖幅編號為7-NE-D，並由賣方擬備，有需要處經修正處理。
2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Aerial Photograph of the Development
發展項目的鳥瞰照片

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Note:

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

備註：

- 由於發展項目的邊界不規則的技術原因，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。

Location of the Development
發展項目的位置

鳥瞰照片並不覆蓋本空白範圍
This blank area falls outside the coverage of the Aerial Photograph

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E036234C, date of flight: 13 March 2018.

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E036234C，飛行日期：2018年3月13日。

Aerial Photograph of the Development
發展項目的鳥瞰照片

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Note:

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

備註：

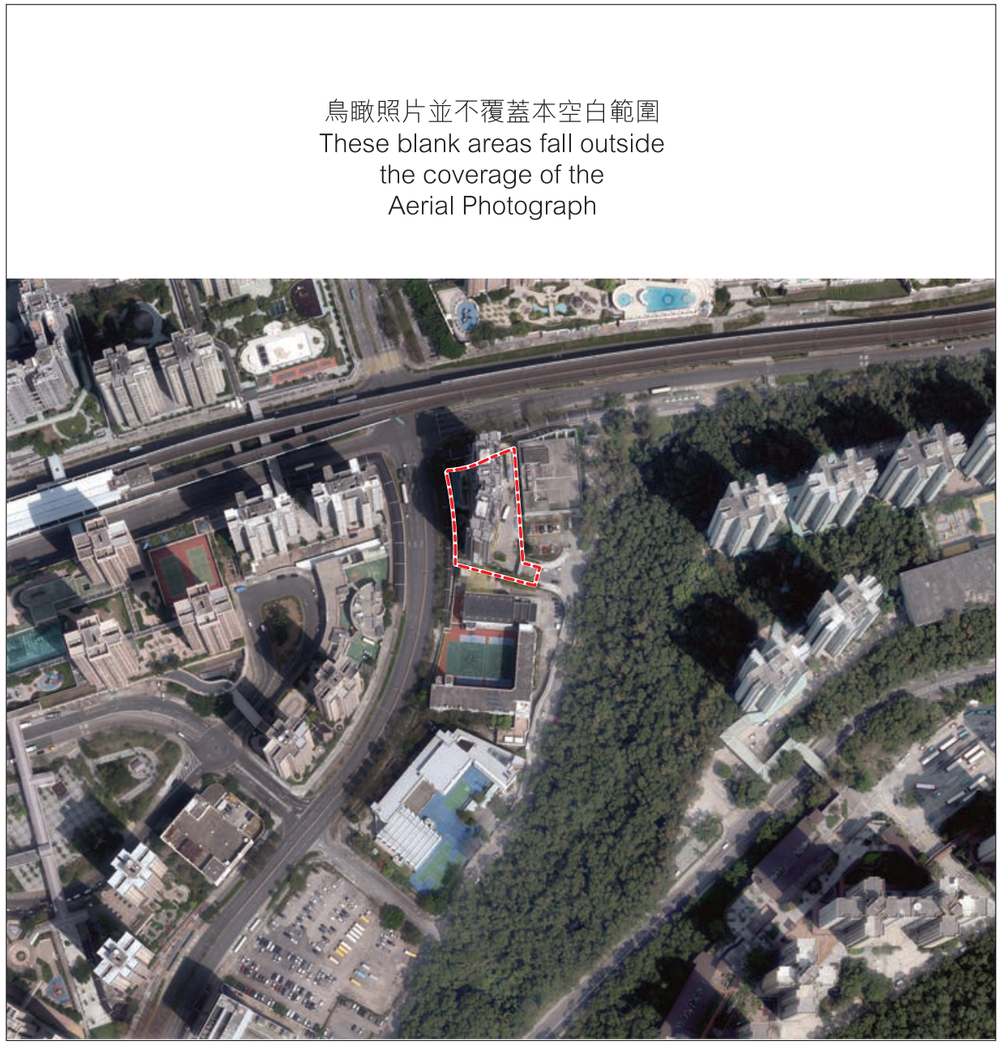
- 由於發展項目的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

Location of the Development
發展項目的位置

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. E036233C, date of flight: 13 March 2018.

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E036233C，飛行日期：2018年3月13日。

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

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of the Lands Department at a flying height of 6,900 feet, photo No. **E036527C** , date of flight: 22 March 2018.

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E036527C，飛行日期： 2018年3月22日。

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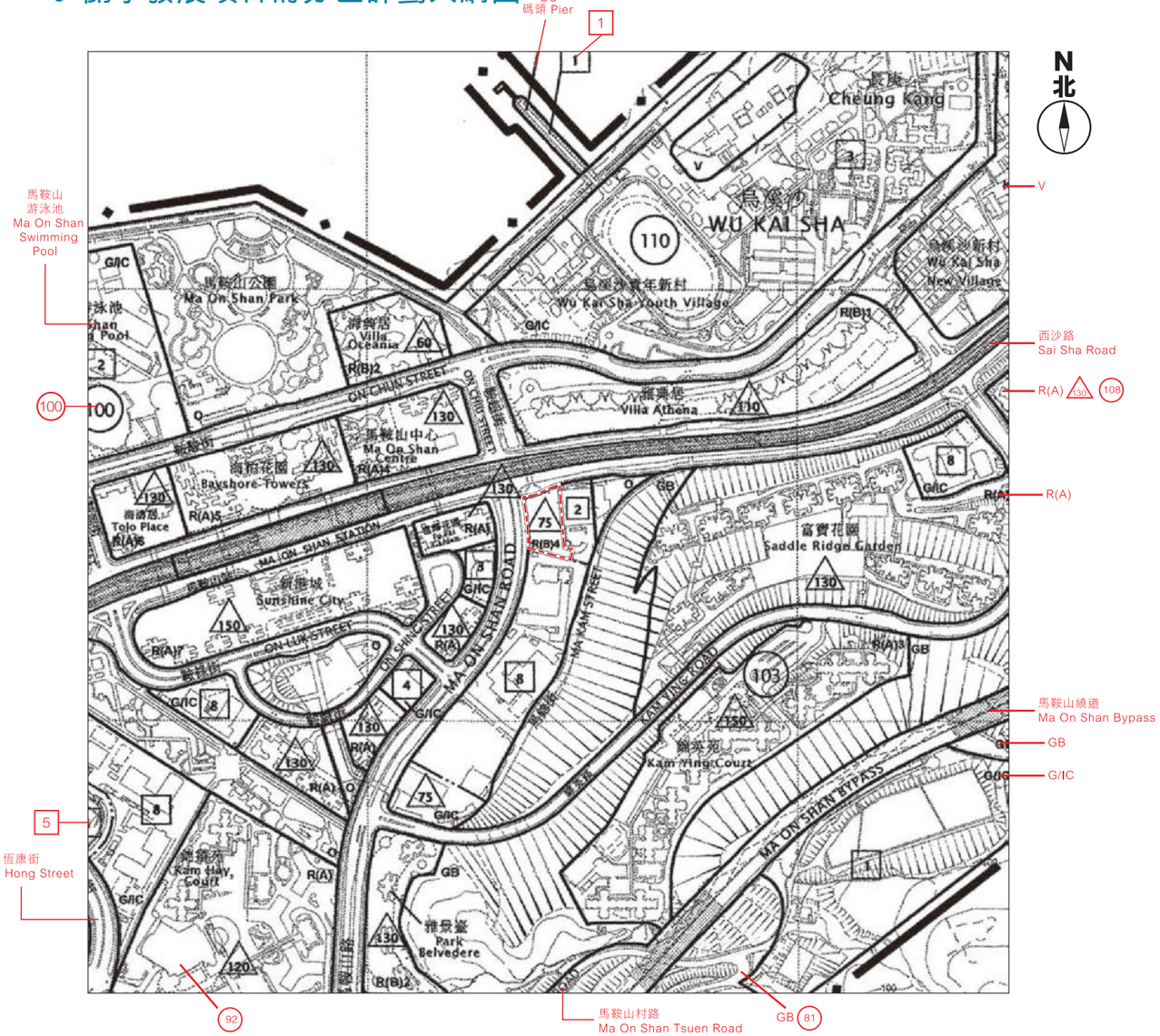
Note:

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

備註：

- 由於發展項目的邊界不規則的技術原因，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。

Outline Zoning Plan 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):

0M(米) 100M(米) 200M(米) 500M(米)

Adopted from part of the Approved Ma On Shan Outline Zoning Plan No. S/MOS/22, gazetted on 15 January 2016, with adjustments where necessary as shown in red.

摘錄自2016年1月15日刊憲之馬鞍山分區計劃大綱核准圖，圖則編號為S/MOS/22，有需要處經修正處理，以紅色顯示。

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此大綱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，經地政總署准許複製。

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 C)	R(C)	住宅 (丙類)
VILLAGE TYPE DEVELOPMENT	V	鄉村式發展
GOVERNMENT, INSTITUTION OR COMMUNITY	G/IC	政府、機構或社區
OPEN SPACE	O	休憩用地
RECREATION	REC	康樂
OTHER SPECIFIED USES	OU	其他指定用途
GREEN BELT	GB	綠化地帶
CONSERVATION AREA	CA	自然保育區
SITE OF SEPCIAL SCIENTIFIC INTEREST	SSSI	具特殊科學價值地點
COUNTRY PARK	CP	郊野公園
COMMUNICATIONS		**交通**
RAILWAY AND STATION (ELEVATED)	車站 STATION	鐵路及車站(高架)
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
PLANNING AREA NUMBER	(75)	規劃區編號
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	130	最高建築物高度(在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	2	最高建築物高度(樓層數目)
PETROL FILLING STATION	P F S	加油站
NON-BUILDING AREA	NBA	非建築用地

Note:

- This Outline Zoning Plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

- 由於發展項目的邊界不規則的技術原因，此分區計劃大綱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。

Layout Plan of the Development
發展項目的布局圖

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 = AIR-CONDITIONING PLATFORM = 冷氣機平台
A/C ABOVE = AIR-CONDITIONING ABOVE = 冷氣機置上
A/C FOR A01 = FLAT ROOF FOR A01 AIR-CONDITIONING = A01的冷氣機平台
A/C FOR A02 = FLAT ROOF FOR A02 AIR-CONDITIONING = A02的冷氣機平台
A/C FOR A03 = FLAT ROOF FOR A03 AIR-CONDITIONING = A03的冷氣機平台
A/C FOR A06 = FLAT ROOF FOR A06 AIR-CONDITIONING = A06的冷氣機平台
A/C FOR A07 = FLAT ROOF FOR A07 AIR-CONDITIONING = A07的冷氣機平台
A/C FOR B01 = FLAT ROOF FOR B01 AIR-CONDITIONING = B01的冷氣機平台
A/C FOR B02 = FLAT ROOF FOR B02 AIR-CONDITIONING = B02的冷氣機平台
A/C FOR B03 = FLAT ROOF FOR B03 AIR-CONDITIONING = B03的冷氣機平台
A/C FOR COMMON = FLAT ROOF FOR COMMON AIR-CONDITIONING FACILITIES = 公用冷氣機設施平台
ACOUSTIC FINS. = 隔音鰭
ARCHITECTURAL FEATURE = 建築裝飾
ARCHITECTURAL FEATURE ABOVE = 建築裝飾置上
BAL. = BALCONY = 露台
BAL. ABOVE = BALCONY ABOVE = 露台置上
BATH = BATHROOM = 浴室
B.R. = BEDROOM = 睡房
B.R. 1 = BEDROOM 1 = 睡房1
B.R. 2 = BEDROOM 2 = 睡房2
CANOPY = 簷篷
COMMON PASSAGE FOR MAINTENANCE PURPOSE = 供維修的公共走廊
COMMON PASSAGE FOR ROOF FEATURE MAINTANCE PURPOSE = 供維修天台裝飾的公共走廊
DESIGNATED AS COMMON AREA IN DMC = 大廈公契指定公共地方
DIN. = DINING ROOM = 飯廳
DN = DOWN = 下
DRAINAGE RESERVE DESIGNATED AS COMMON AREA UNDER D.M.C. = 排水預留位置大廈公契定為公共地方
E.D. = ELECTRICAL DUCT = 電線管道槽
E.M.C. = ELECTRIC METER CABINET = 電錶櫃
ELV DUCT = EXTR-LOW VOLTAGE DUCT = 低壓電線槽
FIXED WINDOW = 固定窗戶
FLAT ROOF 平台
F.S.P.D = FIRE SERVICE PIPE DUCT = 消防管道槽
H.R. = HOSE REEL 消防喉轆
INACCESSIBLE FLAT ROOF = 不可到達的平台
KITCHEN = 廚房
LIFT = 升降機
LIV. = LIVING ROOM = 客廳
LOBBY = 大堂
MAINTANCE WINDOW = 維修窗戶
OPEN KIT. = OPEN KITCHEN = 開放式廚房
PASSAGE = 走廊
P.D. = PIPE DUCT = 管道槽
PLANTER = 花槽
PORTABLE & FLUSHING WATER TANK PUMP ROOM = 食水及沖廁水水缸房
P.W. = PIPE WELL = 管 井
R.C. EAVE = REINFORCED CONCRETE EAVE = 鋼筋混凝土屋簷
R.C. EAVE ABOVE = REINFORCED CONCRETE EAVE ABOVE = 鋼筋混凝土屋簷置上
R.C. EAVE BELOW = REINFORCED CONCRETE EAVE BELOW = 鋼筋混凝土屋簷置下
R.C. ROOF FOR A/C = REINFORCED CONCRETE ROOF FOR AIR-CONDITIONING PLATFORM = 鋼筋混凝土冷氣機平台
RISER DUCT ROOM = 上水管道槽
ROOF = 天台
R.S. & M.R. = REFUSE STORAGE AND MATERIAL RECOVERY ROOM = 垃圾及物料回收房
TRANFER BEAM = 轉換樑
T.D. = TELEPHONE DUCT = 電話線槽
THE BEAM AT 5/F, 9/F, 15/F, 23/F & 28/F = 位於5樓、9樓、15樓、23樓及28樓的繫樑
TOP OF STAIRHOOD = 梯屋上蓋
UP = 上
W.M.R. = WATER METER ROOM = 水錶房

Explanatory note:

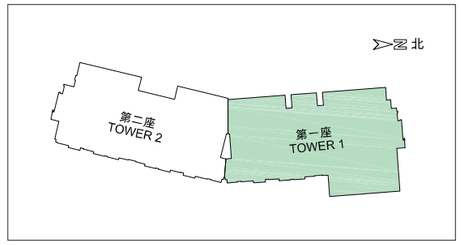
1. Symbols of fittings and fitments shown on the floor plans, such as shower compartment, sink, water closets, shower, sink counter, etc, are architectural symbols retrieved from the latest approved general building plans and for general indication only.
2. There may be architectural features and exposed pipes on external walls.
3. There may be ceiling bulkheads and sunken slab of the above units at living/dining room, bedrooms, open kitchen and/or corridors of some residential units for the air-conditioning system and/or mechanical and electrical services.
4. The internal ceiling height within some units may vary due to structural, architectural and/or decoration design variations.
5. There may be communal pipes and/or mechanical and electrical services within the balconies and roofs of some residential units.
6. Balconies are non-enclosed areas.

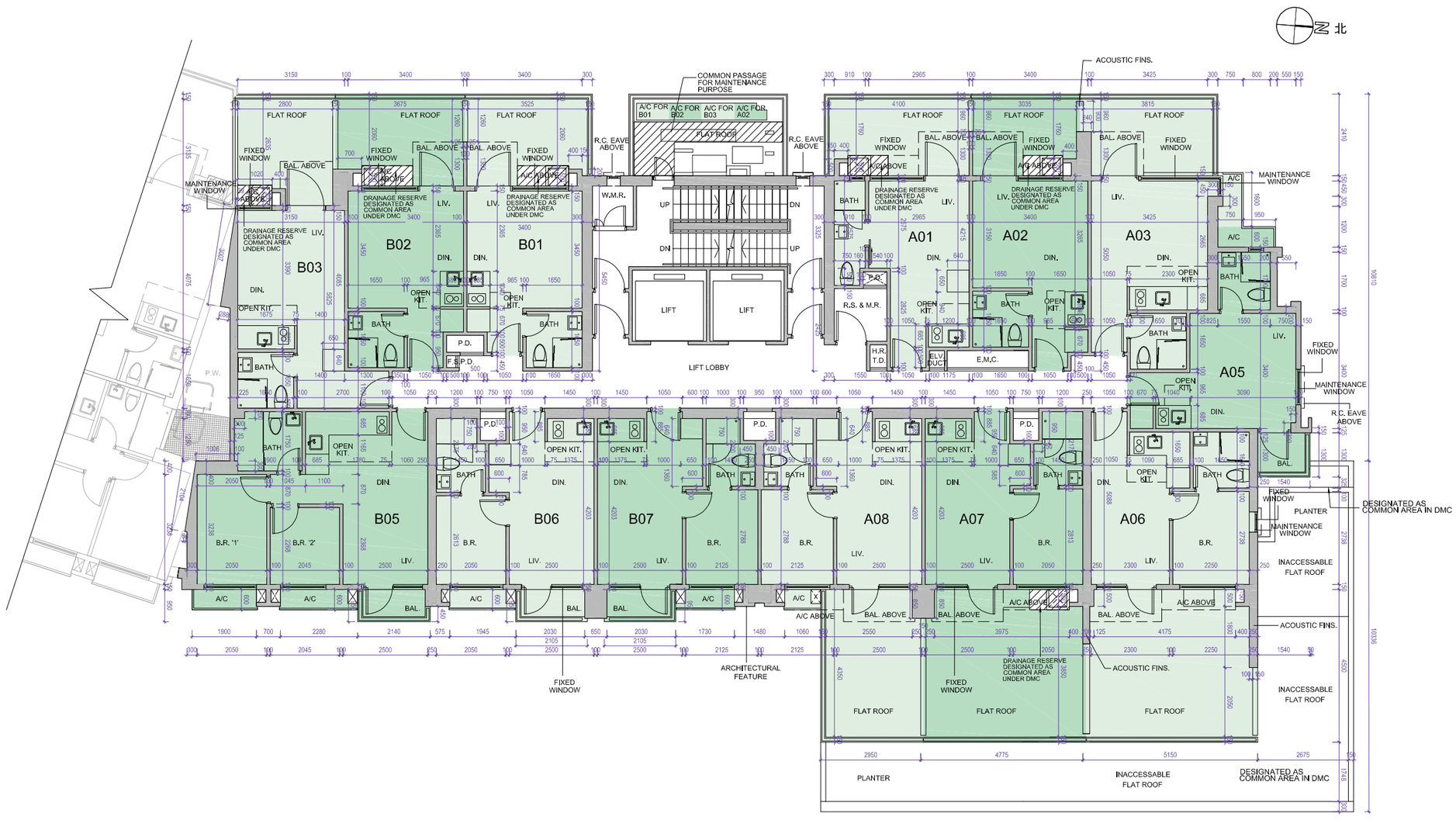
附註：

1. 樓面平面圖上所顯示的形象裝置符號，例如淋浴間、洗手盆、坐廁、花灑、洗手盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
2. 外牆或設有建築裝飾及外露喉管道。
3. 部份住宅單位之客廳、飯廳、睡房、開放式廚房及/或走廊，或設有假天花及上層跌級樓板，內裝有冷氣及/或其他機電設備。
4. 部份單位之天花高度將會因結構、建築設計及/或裝修設計上的需要而有差異。
5. 部份住宅單位之露台及天台內或裝有公用喉管及/或其他機電設備。
6. 露台為不可封閉的地方。

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Tower 1 1/F Floor Plan
第1座 1樓平面圖





SCALE (比例): 0m(米) 2m(米) 5m(米)

Note: The dimensions in the floor plan are all structural dimensions in millimeter.

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Tower 座數	Floor 樓層 / Unit 單位	A01	A02	A03	A05	A06	A07	A08	B01	B02	B03	B05	B06	B07
Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	1	1/F 1樓	180	180	180	180	180	180	180	180	180	180, 200	200	180	180
Floor-to-floor height (mm) 層與層之間的高度 (毫米)	1	1/F 1樓	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025

Note:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 17 of this Sales Brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
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4. 640 residential units are provided in the Development.

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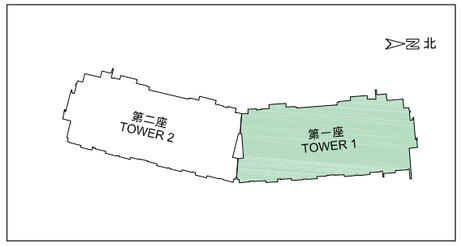
4. 發展項目共提供640個住宅單位。

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Tower 1 **2/F-3/F, 5/F, 6-12/F, 15-23/F, 25-28/F Floor Plan**
第1座 2樓-3樓、5樓、6樓-12樓、15樓-23樓及25樓-28樓平面圖



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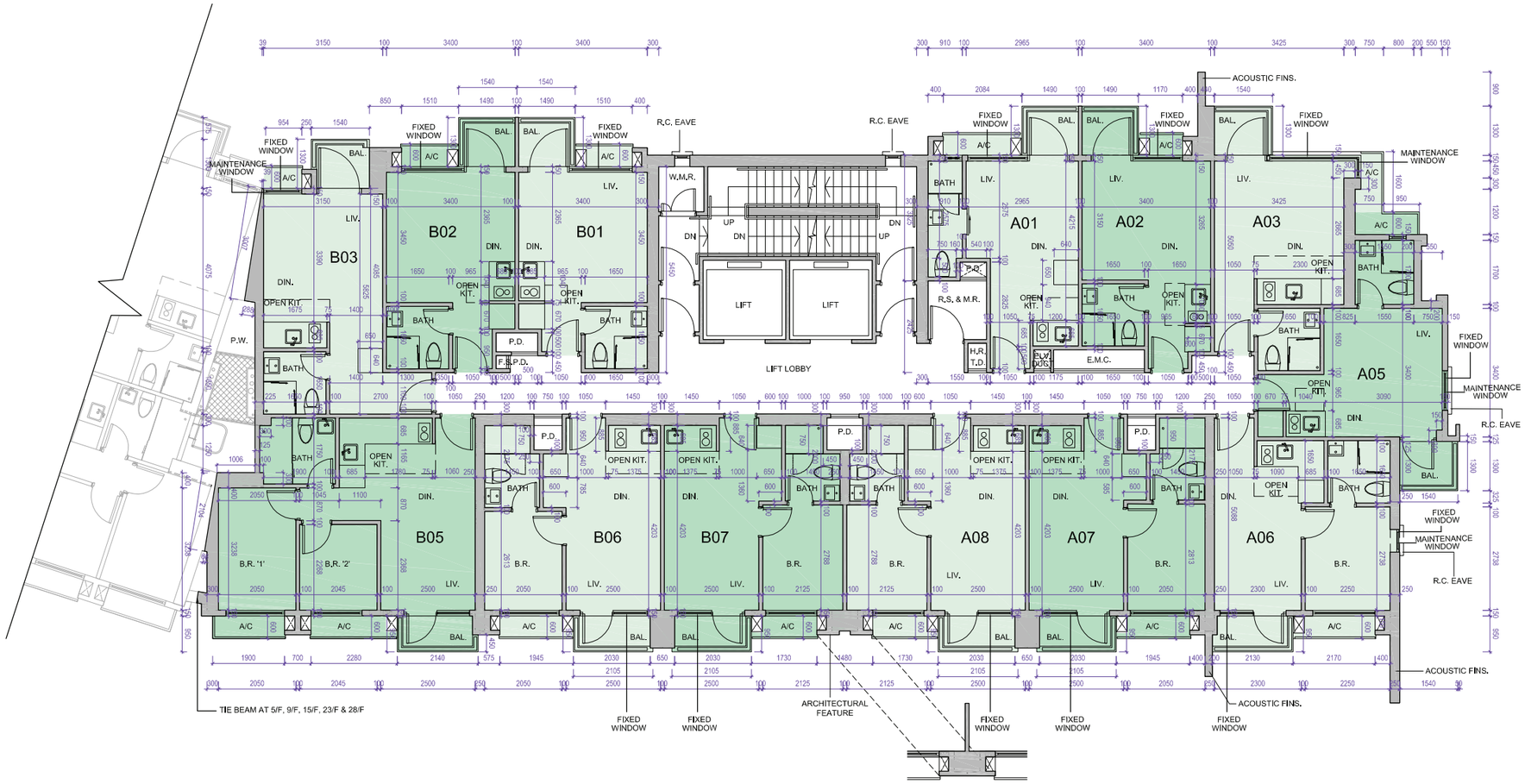
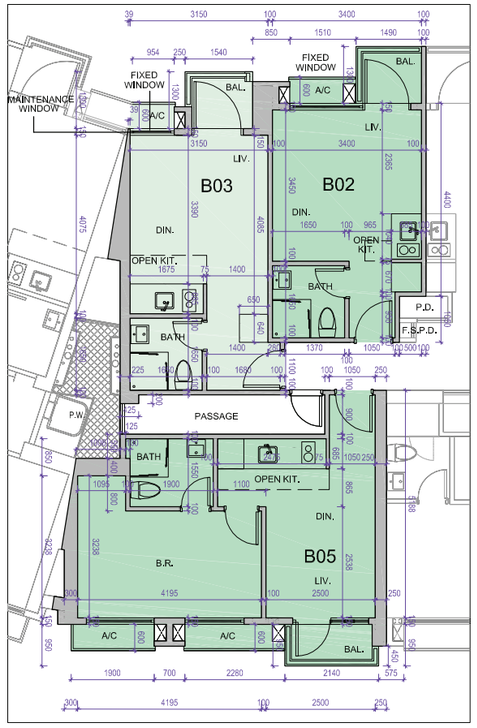


PART PLAN AT 25/F TO 27/F ONLY



5/F Floor Part Plan
五樓部份平面圖

SCALE (比例): 0m(米) 2m(米) 5m(米)

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

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Tower 座數	Floor 樓層 / Unit 單位	A01	A02	A03	A05	A06	A07	A08	B01	B02	B03	B05	B06	B07
Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	1	2/F - 27/F 2樓 - 27樓 (4/F, 13/F, 14/F, 24/F are omitted) (不設4樓, 13樓, 14樓, 24樓)	180	180	180	180	180	180	180	180	180	180, 200	200	180	180
		28/F 28樓	180	180	180	180	180	180	180	180	180	180, 200	200	180	180
Floor-to-floor height (mm) 層與層之間的高度 (毫米)	1	2/F - 27/F 2樓 - 27樓 (4/F, 13/F, 14/F, 24/F are omitted) (不設4樓, 13樓, 14樓, 24樓)	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025
		28/F 28樓	3150	3150	2950, 3150	2950, 3150	3150	2950, 3150	3150	3150	3150	2950, 3150	3150	2950, 3150	3150

Note:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 17 of this Sales Brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註：

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4. 640 residential units are provided in the Development.

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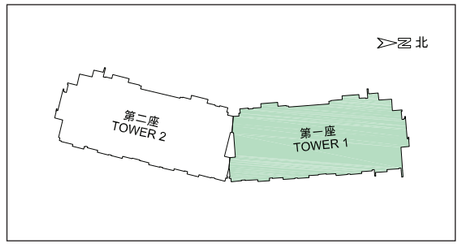
Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖



Tower 1 29/F Floor Plan
第1座 29樓平面圖

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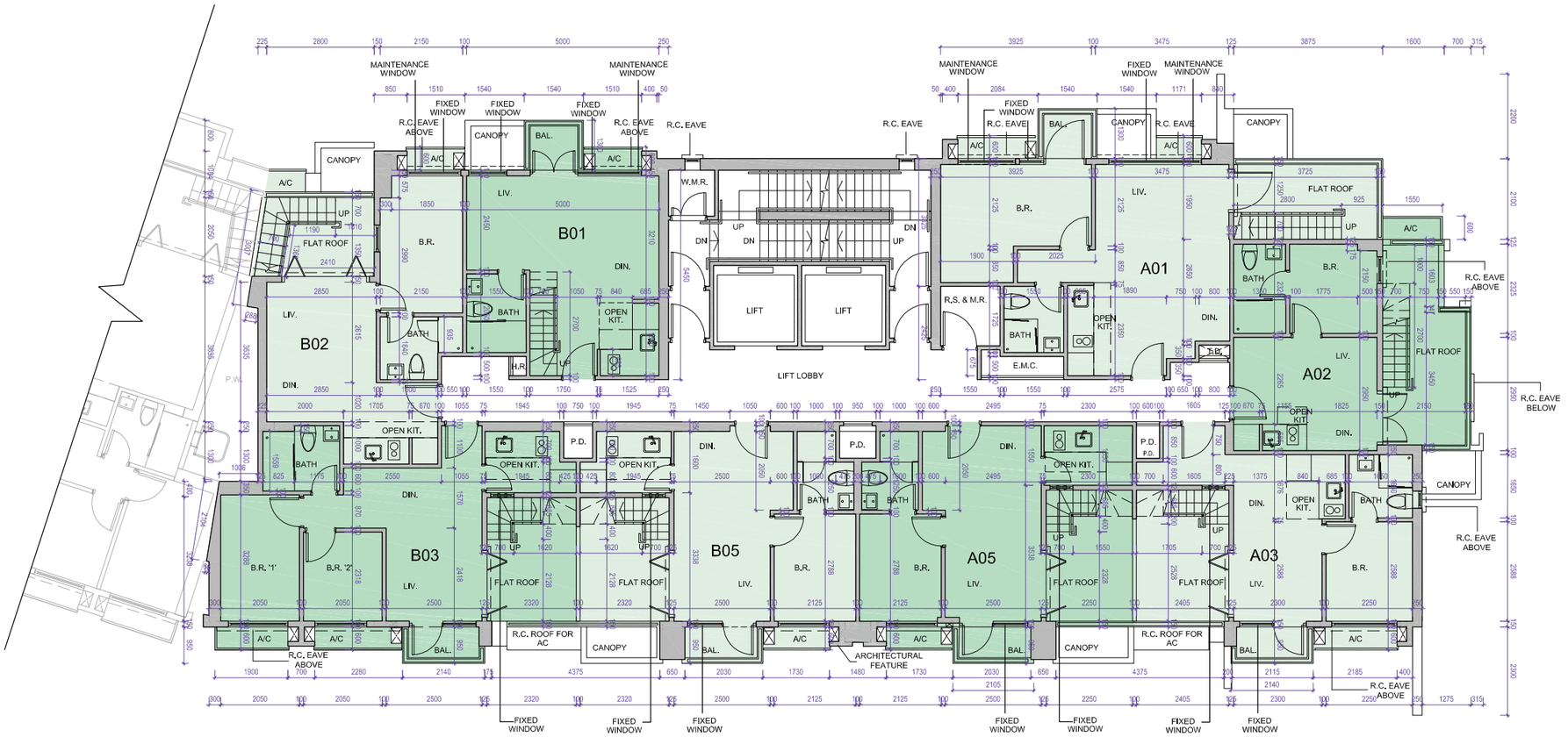
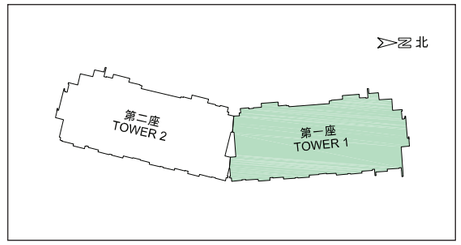


SCALE (比例): 0m(米) 2m(米) 5m(米)

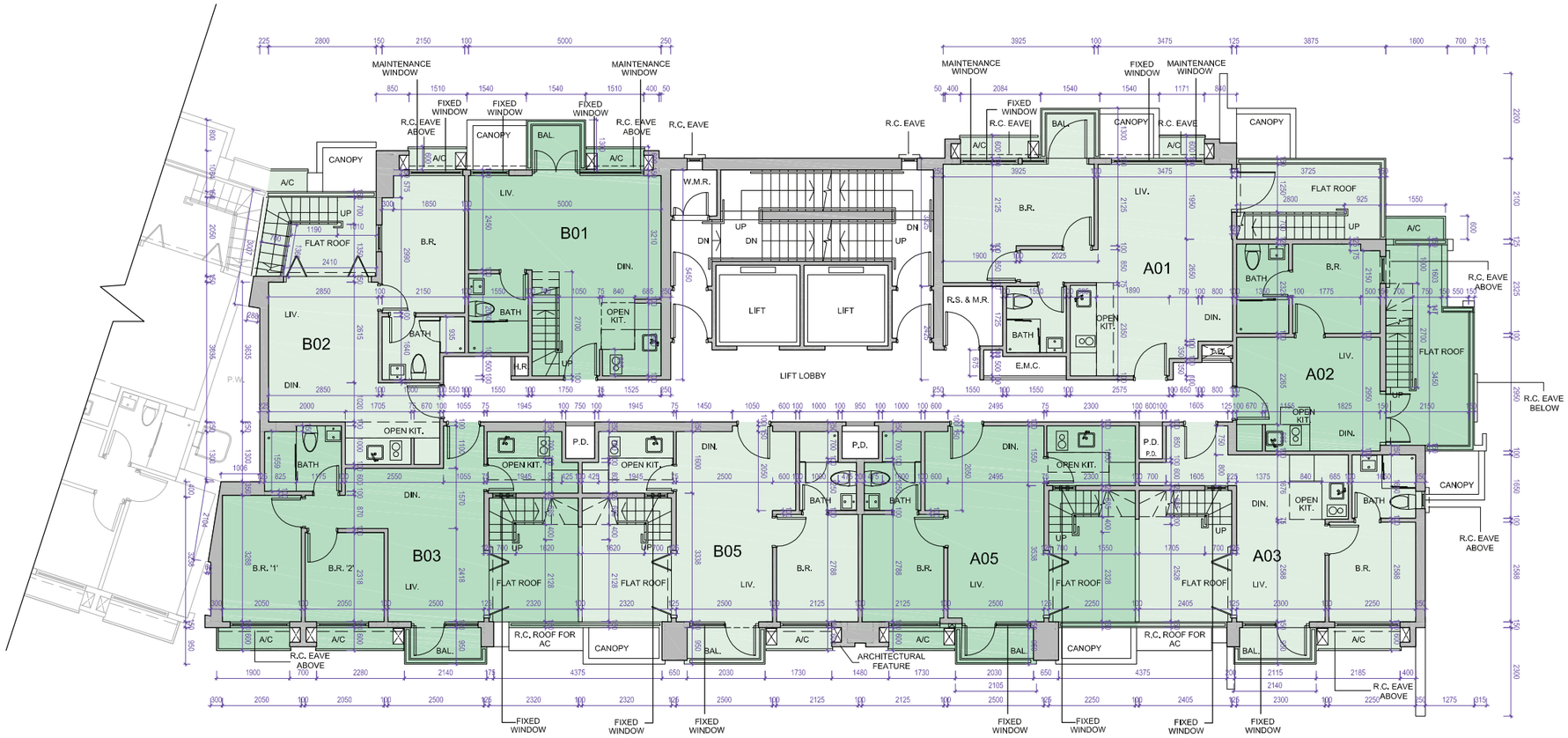
Note: The dimensions in the floor plan are all structural dimensions in millimeter.

備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖



Tower 1 29/F Floor Plan in "as-is" Layout
第1座 29樓現狀平面圖



"As-is" Layout with minor works or exempted works carried out under the Buildings Ordinance.
小型工程或獲<建築物條例>豁免的工程進行後的布局。

SCALE (比例): 0m(米) 2m(米) 5m(米)

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備註：樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。

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Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Tower 座數	Unit 單位 / Floor 樓層	A01	A02	A03	A05	B01	B02	B03	B05
Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	1	29/F 29樓	180	180	150, 180	150, 180	180	180, 200	180, 200	180
Floor-to-floor height (mm) 層與層之間的高度 (毫米)	1	29/F 29樓	3150	3150	3150	3150	3150	3150	3150	3150

Note:

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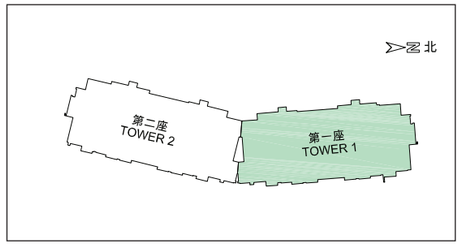
Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Tower 1 Roof Floor Plan
第1座 天台平面圖



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TOP OF STAIRHOOD
ARCHITECTURAL FEATURE
CANOPY
R.C. EAVE
RISER DUCT ROOM
B01 ROOF
B02 ROOF
B03 ROOF
B05 ROOF
A01 ROOF
A02 ROOF
A03 ROOF
A05 ROOF
R.C. EAVE ABOVE
DN
UP
P.W.
LIFT LOBBY
POTABLE & FLUSHING WATER TANK PUMP ROOM
COMMON PASSAGE FOR ROOF FEATURE MAINTANENCE PURPOSE
COMMON PASSAGE FOR ROOF FEATURE MAINTANENCE PURPOSE
R.C. EAVE
R.C. ROOF FOR A/C
CANOPY
ARCHITECTURAL FEATURE ABOVE

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Floor Plans of Residential Properties in the Development
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Each of the Residential Property 每個住宅物業	Tower 座數	Floor 樓層 / Unit 單位	A01	A02	A03	A05	B01	B02	B03	B05
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Floor-to-floor height (mm) 層與層之間的高度 (毫米)	1	Roof 天台	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	Not applicable 不適用

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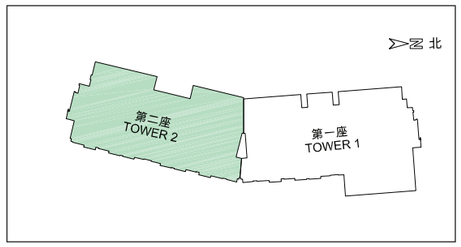
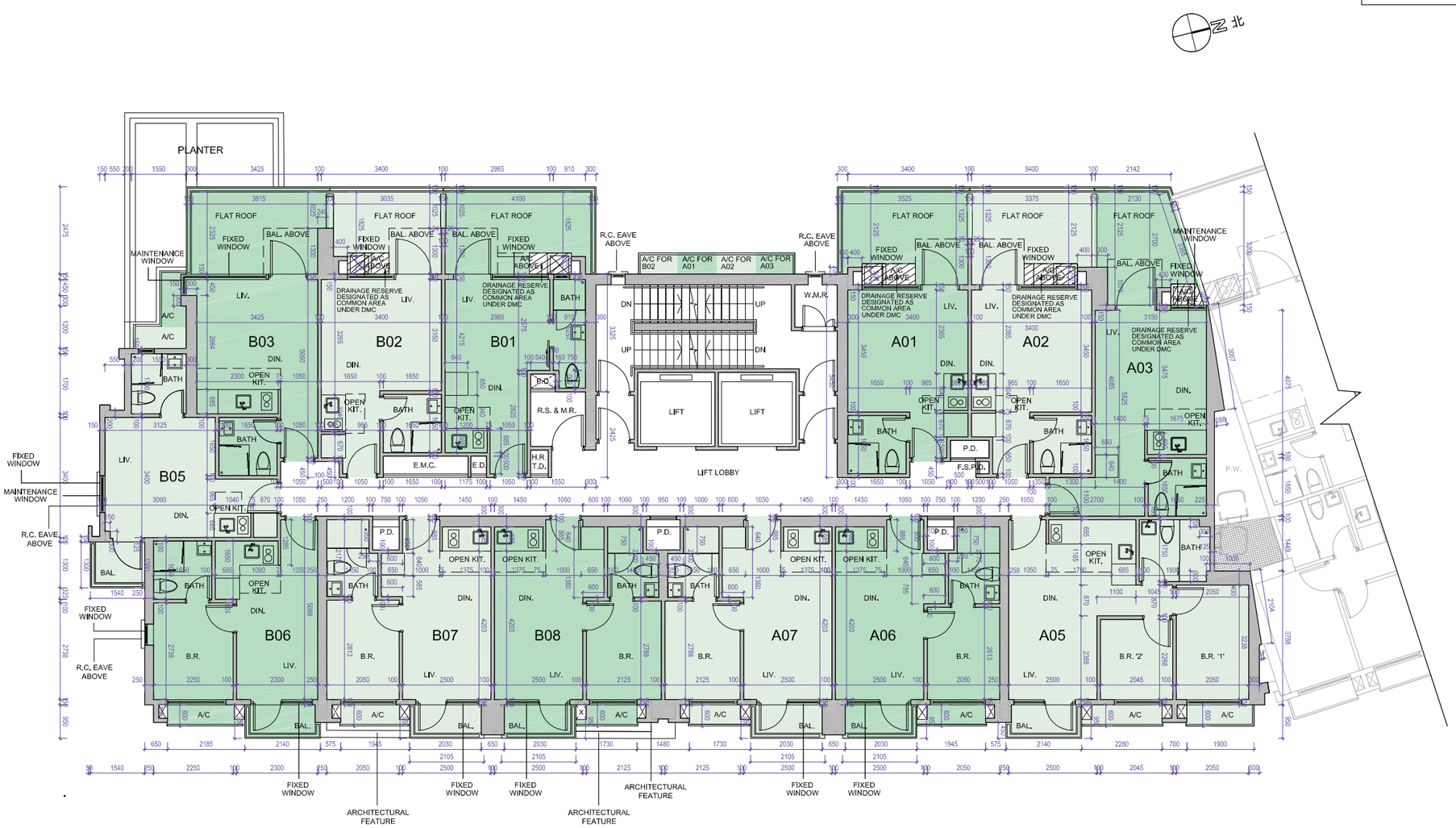
Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖



Tower 2 1/F Floor Plan
第2座 1樓平面圖



SCALE (比例): 0m(米) 2m(米) 5m(米)

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

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Tower 座數	Floor 樓層 / Unit 單位	A01	A02	A03	A05	A06	A07	B01	B02	B03	B05	B06	B07	B08
Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	2	1/F 1樓	180	180	180, 200	200	180	180	180	180	180	180	180	180	180
Floor-to-floor height (mm) 層與層之間的高度 (毫米)	2	1/F 1樓	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025

Note:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 17 of this Sales Brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第17頁。

1. According to Special Condition No. (6)(g) of the Land Grant, the total number of residential units in the Development shall not be less than 310.

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4. 640 residential units are provided in the Development.

1. 根據批地文件特別條款第(6)(g)條，發展項目的住宅單位數目應不少於310個。

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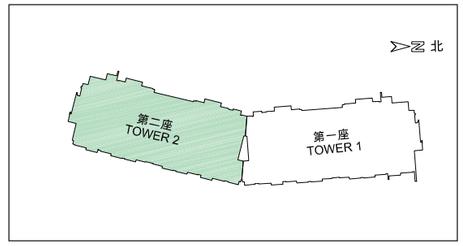
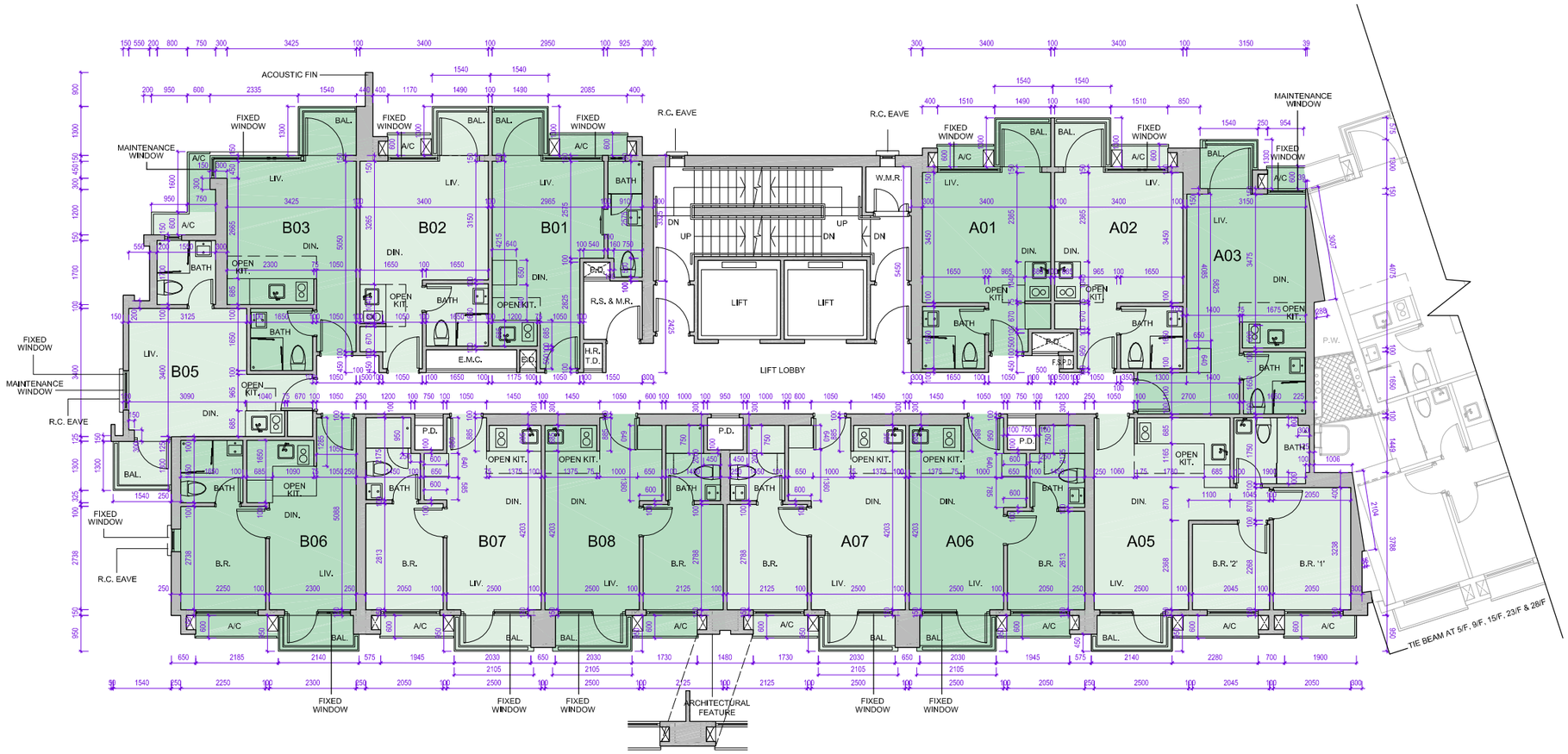
4. 發展項目共提供640個住宅單位。

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Tower 2 2/F-3/F 5/F-12/F 15/F-23/F 25/F-28/F Floor Plan
第2座 2樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓平面圖



正北



PART PLAN AT 25/F TO 27/F ONLY

SCALE (比例): 0m(米) 2m(米) 5m(米)

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

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Tower 座數	Floor 樓層 / Unit 單位	A01	A02	A03	A05	A06	A07	B01	B02	B03	B05	B06	B07	B08
Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	2	2/F - 27/F 2樓 - 27樓 (4/F, 13/F, 14/F, 24/F are omitted) (不設4樓, 13樓, 14樓, 24樓)	180	180	180, 200	200	180	180	180	180	180	180	180	180	180
		28/F 28樓	180	180	180, 200	200	180	180	180	180	180	180	180	180	180
Floor-to-floor height (mm) 層與層之間的高度 (毫米)	2	2/F - 27/F 2樓 - 27樓 (4/F, 13/F, 14/F, 24/F are omitted) (不設4樓, 13樓, 14樓, 24樓)	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025	3025
		28/F 28樓	3150	3150	2950, 3150	3150	2950, 3150	3150	3150	3150	2950, 3150	2950, 3150	3150	2950, 3150	3150

Note:

1. The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.
2. Please refer to page 17 of this Sales Brochure for legend of the terms and abbreviations shown in the floor plan above and the explanatory notes that are applicable thereto.

備註：

1. 因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。
2. 以上樓面平面圖中顯示之名詞、簡稱及其適用的附註，請參閱本售樓說明書第17頁。

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1. 根據批地文件特別條款第(6)(g)條，發展項目的住宅單位數目應不少於310個。

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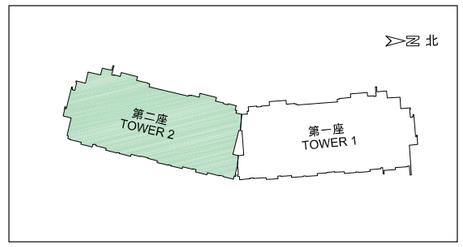
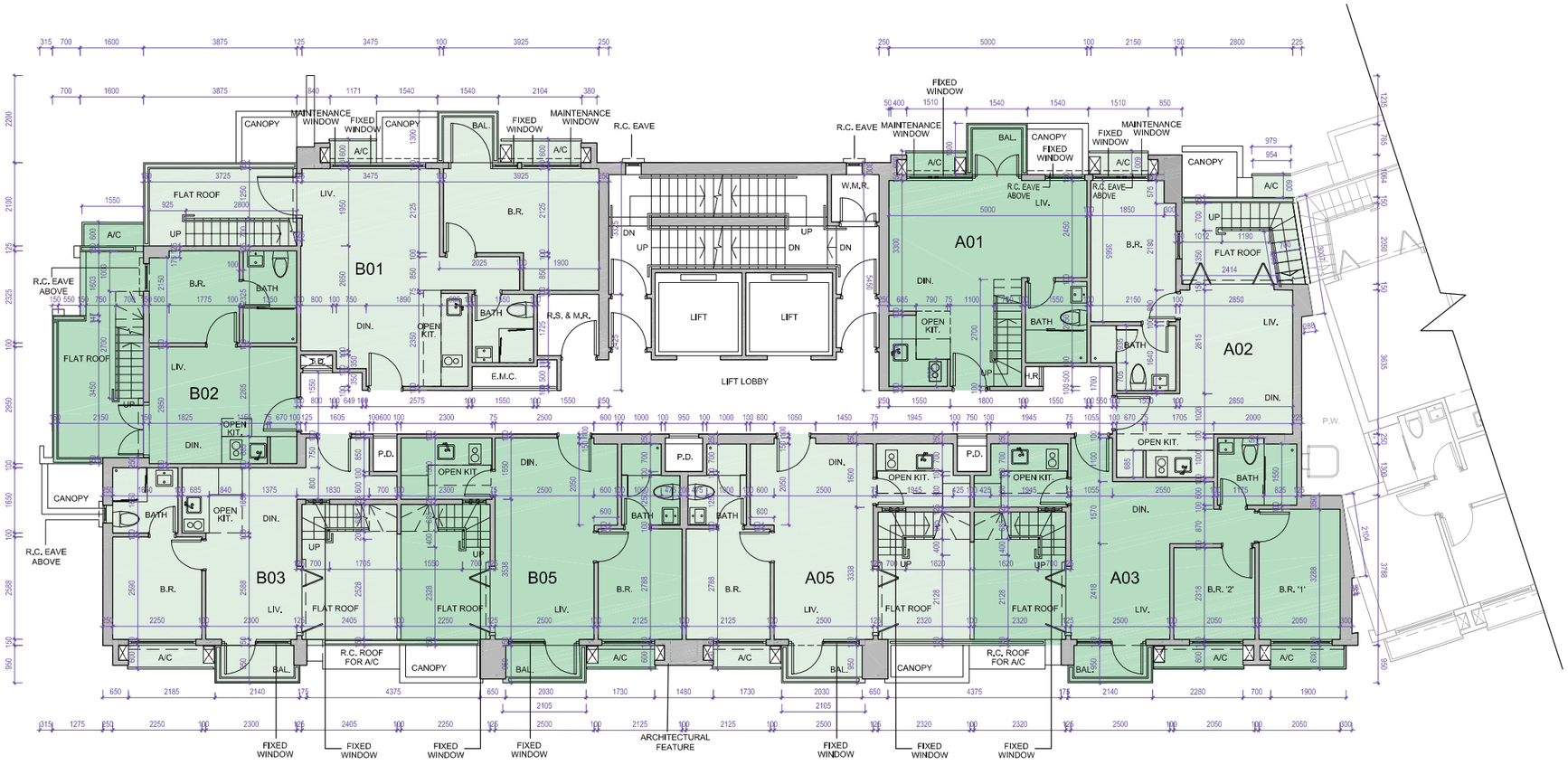
4. 發展項目共提供640個住宅單位。

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖



Tower 2 29/F Floor Plan
第2座 29樓平面圖



SCALE (比例): 0m(米) 2m(米) 5m(米)

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

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Tower 座數	Floor 樓層 / Unit 單位	A01	A02	A03	A05	B01	B02	B03	B05
Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	2	29/F 29樓	180	180, 200	180	180	180	180	150, 180	150, 180
Floor-to-floor height (mm) 層與層之間的高度 (毫米)	2	29/F 29樓	3150	3150	3150	3150	3150	3150	3150	3150

Note:

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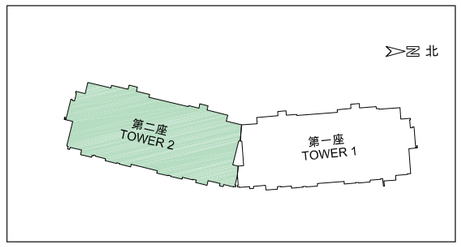
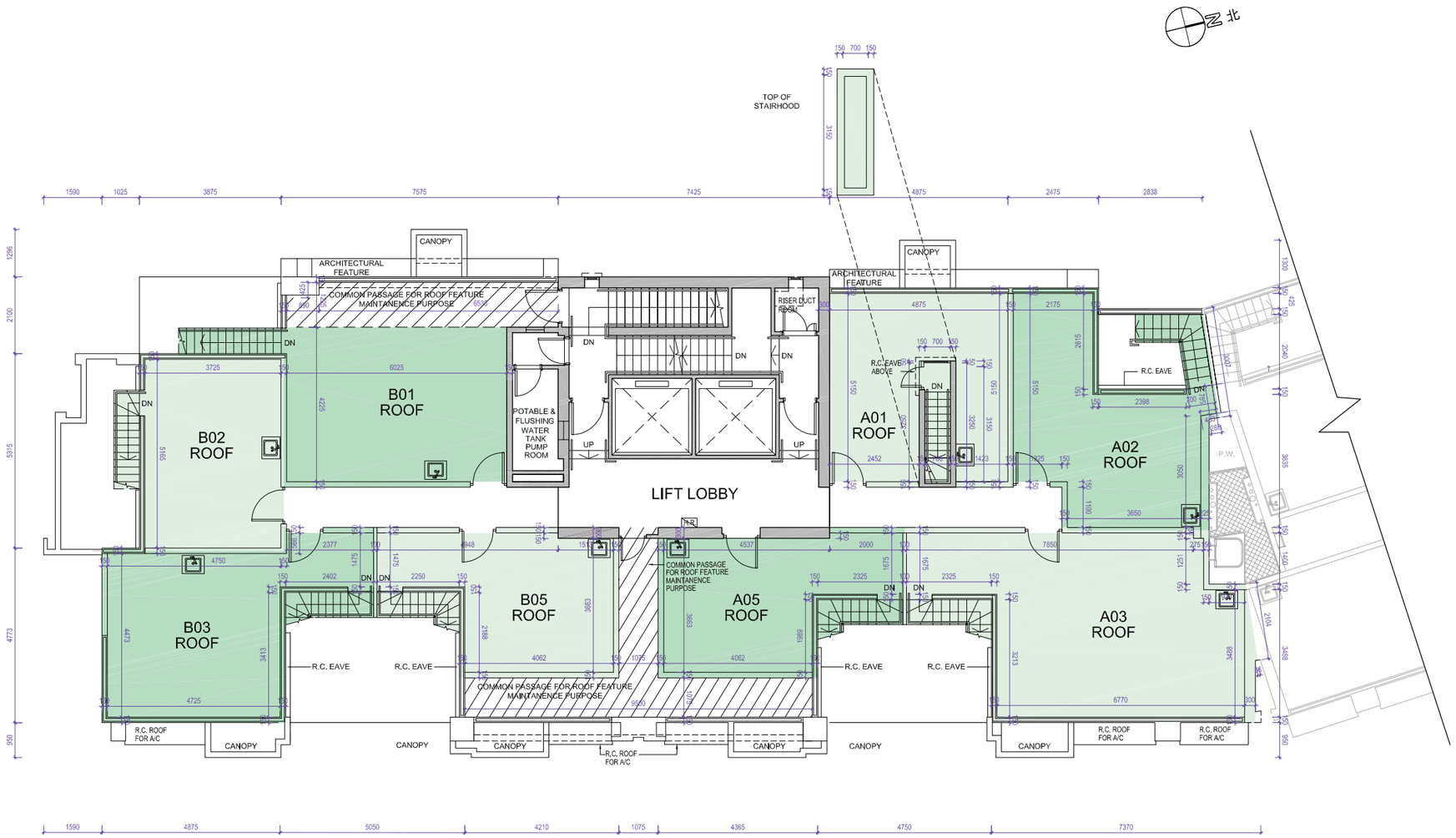
4. 發展項目共提供640個住宅單位。

Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Tower 2 Roof Floor Plan
第2座 天台平面圖





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Floor Plans of Residential Properties in the Development
發展項目的住宅物業的樓面平面圖

Each of the Residential Property 每個住宅物業	Tower 座數	Floor 樓層 / Unit 單位	A01	A02	A03	A05	B01	B02	B03	B05
Thickness of the floor slabs (excluding plaster) (mm) 樓板 (不包括灰泥) 的厚度 (毫米)	2	Roof 天台	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	Not applicable 不適用
Floor-to-floor height (mm) 層與層之間的高度 (毫米)	2	Roof 天台	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	Not applicable 不適用

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4. 發展項目共提供640個住宅單位。

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) 其他指明項目的面積 (不計算入實用面積) sq.metre (sq.ft.) 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
Tower 1 第1座	1/F 1樓	A01	19.298 (208) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	7.768 (84)	-	-	-	-	-	-
		A02	19.146 (206) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	5.985 (64)	-	-	-	-	-	-
		A03	19.791 (213) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	8.310 (89)	-	-	-	-	-	-
		A05	20.737 (223) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A06	24.232 (261) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	19.092 (206)	-	-	-	-	-	-
		A07	25.280 (272) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	18.547 (200)	-	-	-	-	-	-
		A08	25.628 (276) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	11.655 (125)	-	-	-	-	-	-
		B01	19.341 (208) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	7.874 (85)	-	-	-	-	-	-
		B02	18.620 (200) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	8.183 (88)	-	-	-	-	-	-
		B03	22.630 (244) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	7.957 (86)	-	-	-	-	-	-
		B05	38.226 (411) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B06	27.231 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B07	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-

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 foot.
2. There is no designation of 4/F, 13/F, 14/F and 24/F.

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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓，13樓，14樓及24樓。

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) 其他指明項目的面積 (不計算入實用面積) sq.metre (sq.ft.) 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
Tower 1 第1座	2/F-3/F 2樓-3樓	A01	21.298 (229) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A02	20.860 (225) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A03	22.077 (238) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A05	20.737 (223) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A06	26.282 (283) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A07	27.230 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A08	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B01	21.341 (230) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B02	20.530 (221) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B03	24.720 (266) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B05	38.226 (411) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B06	27.231 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B07	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-

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 foot.
2. There is no designation of 4/F, 13/F, 14/F and 24/F.

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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓，13樓，14樓及24樓。

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) 其他指明項目的面積 (不計算入實用面積) sq.metre (sq.ft.) 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
Tower 1 第1座	5/F 5樓	A01	21.298 (229) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A02	20.860 (225) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A03	22.077 (238) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A05	20.737 (223) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A06	26.282 (283) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A07	27.230 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A08	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B01	21.341 (230) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B02	20.574 (221) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B03	23.761 (256) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B05	33.744 (363) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B06	27.231 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B07	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-

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 foot.
2. There is no designation of 4/F, 13/F, 14/F and 24/F.

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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓，13樓，14樓及24樓。

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) 其他指明項目的面積 (不計算入實用面積) sq.metre (sq.ft.) 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
Tower 1 第1座	6/F-12/F, 15/F-23/F & 25/F-28/F 6樓-12樓、15樓-23樓及25樓-28樓	A01	21.298 (229) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A02	20.860 (225) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A03	22.077 (238) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A05	20.737 (223) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A06	26.282 (283) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A07	27.230 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A08	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B01	21.341 (230) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B02	20.530 (221) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B03	24.720 (266) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B05	38.226 (411) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B06	27.231 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B07	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-

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 foot.
2. There is no designation of 4/F, 13/F, 14/F and 24/F.

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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓，13樓，14樓及24樓。

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) 其他指明項目的面積 (不計算入實用面積) sq.metre (sq.ft.) 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
Tower 1 第1座	29/F 29樓	A01	40.818 (439) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	5.302 (57)	-	-	25.456 (274)	-	-	-
		A02	22.062 (237) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	8.064 (87)	-	-	19.238 (207)	-	-	-
		A03	28.775 (310) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	6.421 (69)	-	-	24.795 (267)	-	-	-
		A05	32.345 (348) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	5.858 (63)	-	-	18.802 (202)	-	-	-
		B01	29.925 (322) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	21.806 (235)	2.240 (24)	-	-
		B02	29.311 (316) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	3.654 (39)	-	-	22.800 (245)	-	-	-
		B03	39.705 (427) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	5.587 (60)	-	-	28.960 (312)	-	-	-
		B05	32.592 (351) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	5.587 (60)	-	-	18.955 (204)	-	-	-

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 foot.
2. There is no designation of 4/F, 13/F, 14/F and 24/F.

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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓，13樓，14樓及24樓。

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) 其他指明項目的面積 (不計算入實用面積) sq.metre (sq.ft.) 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
Tower 2 第2座	1/F 1樓	A01	19.341 (208) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	8.102 (87)	-	-	-	-	-	-
		A02	18.620 (200) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	7.790 (84)	-	-	-	-	-	-
		A03	22.630 (244) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	6.980 (75)	-	-	-	-	-	-
		A05	38.226 (411) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A06	27.231 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A07	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B01	19.298 (208) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	8.040 (87)	-	-	-	-	-	-
		B02	19.146 (206) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	6.188 (67)	-	-	-	-	-	-
		B03	19.791 (213) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	8.558 (92)	-	-	-	-	-	-
		B05	20.737 (223) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B06	26.282 (283) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B07	27.230 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B08	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-

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 foot.
2. There is no designation of 4/F, 13/F, 14/F and 24/F.

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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓，13樓，14樓及24樓。

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) 其他指明項目的面積 (不計算入實用面積) sq.metre (sq.ft.) 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
Tower 2 第2座	2/F-3/F, 5/F-12/F, 15/F - 23/F, & 25/F-28/F 2樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓	A01	21.341 (230) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A02	20.530 (221) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A03	24.720 (266) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A05	38.226 (411) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A06	27.231 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		A07	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B01	21.298 (229) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B02	20.860 (225) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B03	22.077 (238) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B05	20.737 (223) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B06	26.282 (283) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B07	27.230 (293) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-
		B08	27.628 (297) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	-	-	-	-

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 foot.
2. There is no designation of 4/F, 13/F, 14/F and 24/F.

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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓，13樓，14樓及24樓。

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) 其他指明項目的面積 (不計算入實用面積) sq.metre (sq.ft.) 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
Tower 2 第2座	29/F 29樓	A01	29.925 (322) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	-	-	-	21.806 (235)	2.240 (24)	-	-
		A02	29.311 (316) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	3.654 (39)	-	-	22.800 (245)	-	-	-
		A03	39.705 (427) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	5.587 (60)	-	-	36.476 (393)	-	-	-
		A05	32.592 (351) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	5.587 (60)	-	-	18.955 (204)	-	-	-
		B01	40.818 (439) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	5.302 (57)	-	-	25.456 (274)	-	-	-
		B02	22.062 (237) Balcony 露台: 0 (0) Utility Platform 工作平台: 0 (0)	-	-	-	8.064 (87)	-	-	19.238 (207)	-	-	-
		B03	28.775 (310) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	6.421 (69)	-	-	24.795 (267)	-	-	-
		B05	32.345 (348) Balcony 露台: 2.0 (22) Utility Platform 工作平台: 0 (0)	-	-	-	5.858 (63)	-	-	18.802 (202)	-	-	-

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 foot.
2. There is no designation of 4/F, 13/F, 14/F and 24/F.

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. 上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎。
2. 不設4樓，13樓，14樓及24樓。

Floor Plans of Parking Spaces in the Development
發展項目中的停車位的樓面平面圖

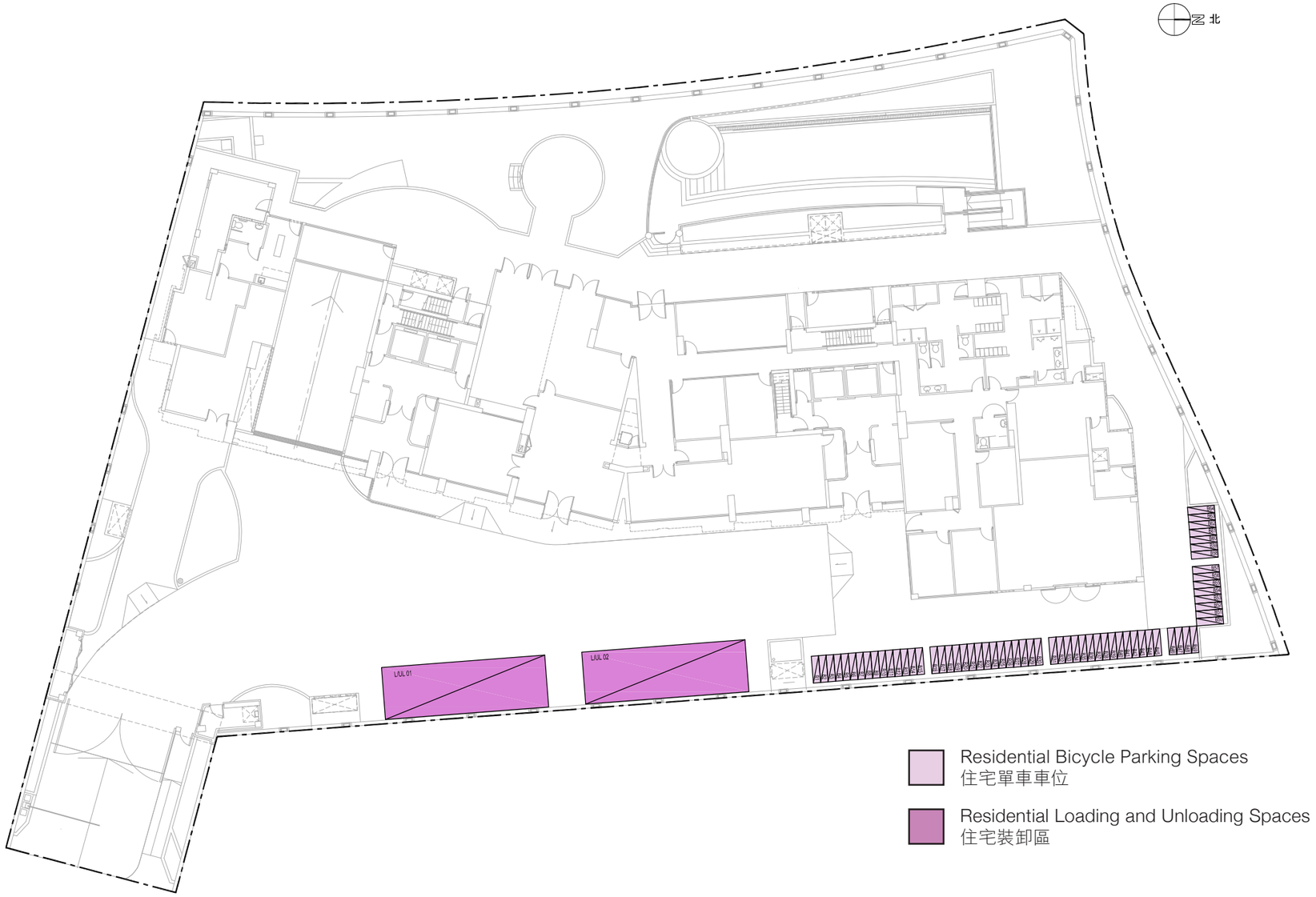
Basement Level 1 Floor Plan
地庫1樓平面圖

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

Type of Parking Spaces 停車位類別	Location 位置	Number 數目	Dimensions (L×W) (m.) 尺寸 (長×闊) (米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
Residential Car Parking Spaces 住宅停車位	B1/F 地庫1樓	46	5 x 2.5	12.5
Residential Motor Cycle Parking Spaces 住宅電單車停車位	B1/F 地庫1樓	6	2.4 x 1	2.4
Accessible Parking Spaces 無障礙停車位	B1/F 地庫1樓	2	5 x 3.5	17.5
Visitor Parking Spaces 訪客停車位	B1/F 地庫1樓	8	5 x 2.5	12.5

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



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

Type of Parking Spaces 停車位類別	Location 位置	Number 數目	Dimensions (L×W) (m.) 尺寸 (長×闊) (米)	Area of each parking space (sq.m.) 每個停車位面積 (平方米)
Residential Bicycle Parking Spaces 住宅單車車位	G/F 地下	64	1.8 x 0.5	0.9
Residential Loading and Unloading Spaces 住宅裝卸區	G/F 地下	2	11 x 3.5	38.5

Summary of Preliminary Agreement for Sale and Purchase
臨時買賣合約的摘要

a. A preliminary deposit of 5% is payable on the signing of the preliminary agreement.

b. The preliminary deposit paid by the purchaser on the signing of that preliminary agreement will be held by a firm of solicitors acting for the owner, as stakeholders.

c. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into that preliminary agreement –

   (i) that 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.

a. 在簽署臨時合約時須支付款額為5%的臨時訂金。

b. 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。

c. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約 —

   (i) 該臨時合約即告終止；

   (ii) 有關的臨時訂金即予沒收；及

   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

Summary of Deed of Mutual Covenant
公契的摘要

A. The common parts of the Development

1. "Common Areas and Facilities" means the Development Common Areas and Facilities, the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities.

2. "Development Common Areas and Facilities" means and includes :-

   (a) main switch room, transformer room, the Guard Room, the Management Office, the Caretaker Quarter, the Owner's Committee Office, refuse storage and material recovery chamber, fire service sprinkler water tank for basement, ground floor and Tower 1, street fire hydrant water tank, fire service and sprinkler water pump and tank room, water tank for basement, ground floor and Tower 2, fire service check meter cabinets, electrical room, flat roof above fire service and sprinkler inlet, flat roof above Guard Room, master water meter room, the run-in/out, driveway, fire service and sprinkler inlet, emergency generator rooms, staircase from upper roof 1 to upper roof 2, corridors, lifts, lift shafts;

   (b) such areas and facilities of and in the Land and the Development intended for common use and benefit of the Development as a whole; and

   (c) such other areas and facilities of and in the Land and the Development designated as Development Common Areas and Facilities in accordance with the DMC

   which for the purposes of identification only are shown coloured Yellow on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Development other than the Carpark and the Residential Accommodation :-

   (i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or

   (ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

   then such parts shall be deemed to have been included as, and shall form part of, the Development Common Areas and Facilities,

   but shall exclude the Residential Common Areas and Facilities and the Carpark Common Areas and Facilities;

3. "Residential Common Areas and Facilities" means and includes :-

   (a) the Accessible Parking Spaces, the Club House, the Residential Bicycle Parking Spaces, the Residential Loading and Unloading Spaces, the Visitor Parking Spaces, the Landscaped Areas, the Pink Hatched Black Area in the DMC;

   (b) external walls, common passages for roof feature maintenance purpose, architectural roof features, boundary fence wall and noise barrier of the Development, reception, lift lobbies, entrance lobby, planters, planting areas, potable pump room, irrigation and cleansing water pump and tank room, sprinkler water tank for Tower 2, fire service water tank for Tower 1, flushing water pump and tank room, drainage provisions, rooms for mail box, ventilation pipe for pipe wells, fire control centers, store, electrical meter cabinets, pipe wells, extra low voltage ducts, telephone ducts, flat roof(s) above transformer room, flat roof above the Owner's Committee Office, canopies, reinforced concrete roof for air-conditioning, lift machine room, potable water pump rooms, lobbies, corridors, staircases, refuse storage and material recovery rooms, pipe ducts, smoke vents, smoke vent outlets, telecommunication and broadcasting equipment room, variant refrigerant volume room for residential recreational facilities, potable water tanks, filtration plant room, flushing water tanks, master water meter room, electrical meter rooms, water meter rooms, fire service pipe ducts, hose reels, reinforced concrete eaves on Roof Floor, duct space for pumping work, flat roofs and planters on Upper Roofs, irrigation points at Ground Floor;

   (c) such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner; and

   (d) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with the DMC

   which for the purposes of identification only are shown coloured Green, Green Stippled Black, Green Hatched Black, and Green Stippled Black and Green Hatched Black on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Residential Accommodation :-

   (i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or

   (ii) fall within the categories as specified in the Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

   then such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities,

   but shall exclude the Development Common Areas and Facilities and the Carpark Common Areas and Facilities;

4. "Carpark Common Areas and Facilities" means and includes :-

   (a) the whole of the Carpark (except the Parking Spaces);

   (b) driveway, ramp, fan rooms, water meter room, exhaust air ducts, intake airduct and electrical room for electric vehicles, such areas and facilities of and in the Land and the Development for the common use and benefit of the Carpark as a whole;

   (c) such areas and facilities of and in the Land and the Development intended for the benefit of the Carpark as a whole or otherwise not of any individual Owner; and

   (d) such other areas and facilities of and in the Land and the Development designated as Carpark Common Areas and Facilities in accordance with the DMC.

   which for the purposes of identification only are shown coloured Indigo on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Carpark :-

   (i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or

   (ii) fall within the categories as specified in Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

   then such parts shall be deemed to have been included as, and shall form part of, the Carpark Common Areas and Facilities,

   but shall exclude the Development Common Areas and Facilities and the Residential Common Areas and Facilities;

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

Tower	Floor	Unit	Undivided Share
1	1/F	A01	19/16,254
		A02	19/16,254
		A03	19/16,254
		A05	20/16,254
		A06	25/16,254
		A07	26/16,254
		A08	26/16,254
		B01	19/16,254
		B02	18/16,254
		B03	22/16,254
		B05	38/16,254
		B06	27/16,254
		B07	27/16,254
	2/F - 3/F and 6/F - 28/F (22 storeys)	A01	21/16,254 each
		A02	20/16,254 each
		A03	22/16,254 each
		A05	20/16,254 each
		A06	26/16,254 each
		A07	27/16,254 each
		A08	27/16,254 each
		B01	21/16,254 each
		B02	20/16,254 each
		B03	24/16,254 each
		B05	38/16,254 each
		B06	27/16,254 each
		B07	27/16,254 each
	5/F	A01	21/16,254
		A02	20/16,254
		A03	22/16,254
		A05	20/16,254
		A06	26/16,254
		A07	27/16,254
		A08	27/16,254
		B01	21/16,254
		B02	20/16,254
		B03	23/16,254
		B05	33/16,254
		B06	27/16,254
		B07	27/16,254
	29/F	A01	43/16,254
		A02	24/16,254
		A03	31/16,254
		A05	34/16,254
		B01	33/16,254
		B02	31/16,254
		B03	42/16,254
		B05	34/16,254
2	1/F	A01	19/16,254
		A02	18/16,254
		A03	22/16,254
		A05	38/16,254
		A06	27/16,254
		A07	27/16,254
		B01	19/16,254
		B02	19/16,254
		B03	19/16,254
		B05	20/16,254
		B06	26/16,254
		B07	27/16,254
		B08	27/16,254
	2/F - 28/F (23 storeys)	A01	21/16,254 each
		A02	20/16,254 each
		A03	24/16,254 each
		A05	38/16,254 each
		A06	27/16,254 each
		A07	27/16,254 each
		B01	21/16,254 each
		B02	20/16,254 each
		B03	22/16,254 each
		B05	20/16,254 each
		B06	26/16,254 each
		B07	27/16,254 each
		B08	27/16,254 each
	29/F	A01	33/16,254
		A02	31/16,254
		A03	43/16,254
		A05	34/16,254
		B01	43/16,254
		B02	24/16,254
		B03	31/16,254
		B05	34/16,254

Remark: There is no designation of 4/F, 13/F, 14/F and 24/F.

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

The Manager will be appointed for an initial term of not exceeding two (2) years from the date of the DMC and such appointment shall continue until terminated as provided in the DMC.

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

(a) Each Owner of a Unit shall contribute his due proportion of the budgeted Management Expenses under the first part of the annual budget which proportion shall be equal to the Management Shares of his Unit divided by the total Management Shares of the Development;

(b) Each Owner of a Residential Unit shall contribute his due proportion of the budgeted Management Expenses under the second part of the annual budget which proportion shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units.

(c) (i) The Owners of the Residential Units shall contribute 19% of the budgeted Management Expenses under the third part of the annual budget (the sharing of which is attributable to the use of the Carpark Common Areas and Facilities by the Visitors Parking Spaces and Accessible Parking Spaces), to the intent that the due proportion of contribution thereto paid by each Owner of the Residential Units shall be equal to the Management Shares of his Residential Unit divided by the total Management Shares of all Residential Units;

(ii) The Owners of the Residential Car Parking Spaces shall contribute 79% of the budgeted Management Expenses under the third part of the annual budget, to the intent that the due proportion of contribution thereto paid by each Owner of the Residential Car Parking Spaces shall be equal to the Management Shares of his Residential Car Parking Space divided by the total Management Shares of all Residential Car Parking Spaces; and

(iii) The Owners of the Residential Motor Cycle Parking Spaces shall contribute 2% of the budgeted Management Expenses under the third part of the annual budget, to the intent that the due proportion of contribution thereto paid by each Owner of the Residential Motor Cycle Parking Spaces shall be equal to the Management Shares of his Residential Motor Cycle Parking Space divided by the total Management Shares of all Residential Motor Cycle Parking Spaces,

PROVIDED THAT:

- No Owner may be called upon to pay more than his appropriate share of the Management Expenses, having regard to the number of Undivided Shares and Management Shares, as the case may be, allocated to his Unit;
- The Vendor shall make payments and contributions towards the Management Expenses which are of recurrent nature in respect of those Units and Undivided Shares unsold; and
- All outgoings including Management Expenses and any Government rent up to and inclusive of the date of assignment of the Units shall be paid by the Vendor. An Owner must not be required to make any payment or reimburse the Vendor for these outgoings.

The number of management shares assigned to each residential property in the Development :-

Tower	Floor	Unit	Management Share
1	1/F	A01	19/16,154
		A02	19/16,154
		A03	19/16,154
		A05	20/16,154
		A06	25/16,154
		A07	26/16,154
		A08	26/16,154
		B01	19/16,154
		B02	18/16,154
		B03	22/16,154
		B05	38/16,154
		B06	27/16,154
		B07	27/16,154
1	2/F - 3/F and 6/F - 28/F (22 storeys)	A01	21/16,154 each
		A02	20/16,154 each
		A03	22/16,154 each
		A05	20/16,154 each
		A06	26/16,154 each
		A07	27/16,154 each
		A08	27/16,154 each
		B01	21/16,154 each
		B02	20/16,154 each
		B03	24/16,154 each
		B05	38/16,154 each
		B06	27/16,154 each
		B07	27/16,154 each
	5/F	A01	21/16,154
		A02	20/16,154
		A03	22/16,154
		A05	20/16,154
		A06	26/16,154
		A07	27/16,154
		A08	27/16,154
		B01	21/16,154
		B02	20/16,154
		B03	23/16,154
		B05	33/16,154
		B06	27/16,154
		B07	27/16,154
	29/F	A01	43/16,154
		A02	24/16,154
		A03	31/16,154
		A05	34/16,154
		B01	33/16,154
		B02	31/16,154
		B03	42/16,154
		B05	34/16,154
2	1/F	A01	19/16,154
		A02	18/16,154
		A03	22/16,154
		A05	38/16,154
		A06	27/16,154
		A07	27/16,154
		B01	19/16,154
		B02	19/16,154
		B03	19/16,154
		B05	20/16,154
		B06	26/16,154
		B07	27/16,154
		B08	27/16,154

Tower	Floor	Unit	Managment Share
2	2/F - 28/F (23 storeys)	A01	21/16,154 each
		A02	20/16,154 each
		A03	24/16,154 each
		A05	38/16,154 each
		A06	27/16,154 each
		A07	27/16,154 each
		B01	21/16,154 each
		B02	20/16,154 each
		B03	22/16,154 each
		B05	20/16,154 each
		B06	26/16,154 each
		B07	27/16,154 each
		B08	27/16,154 each
	29/F	A01	33/16,154
		A02	31/16,154
		A03	43/16,154
		A05	34/16,154
		B01	43/16,154
		B02	24/16,154
		B03	31/16,154
		B05	34/16,154

Remark: There is no designation of 4/F, 13/F, 14/F and 24/F.

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

A sum equal to two (2) months' Management Expenses contribution in respect of a particular Unit, such sum shall be non-refundable but transferable.

F. The area (if any) in the Development retained by the Vendor for the Vendor's own use

Not Applicable.

Summary of Deed of Mutual Covenant
公契的摘要

A. 發展項目的公用部分

1. 「公用地方及設施」指發展項目公用地方及設施、住宅公用地方及設施及停車場公用地方及設施。

2. 「發展項目公用地方及設施」指並包括

(a) 主電掣房、變壓器房、警衛室、管理處、管理員宿舍、業主委員會辦事處、垃圾存放及物料回收室、供地庫，地面及一座的消防灑水器水箱、街道消防栓水箱、消防及灑水器水泵及水箱房、供地庫，地面及二座的水箱、消防檢查錶櫃、電力房、消防及灑水器進水口上面的平台、警衛室上面的平台、總水錶房、進/出通道、車道、消防及灑水管進水口、緊急發電機房、上層屋頂1至上層屋頂2的樓梯、走廊、升降機、升降機槽。

(b) 該土地及發展項目內擬供整個發展項目共同使用與享用的地方及設施；及

(c) 按公契指定作為發展項目公用地方及設施的其他地方及設施。

在公契圖則上用黃色顯示，僅供識別，但是如適用，如果發展項目的任何部分 (停車場和住宅區除外)：

(i) 被建築物管理條例第2條列明的「公用部分」定義的(a)段所涵蓋；及/或

(ii) 屬於建築物管理條例第一附表內指定的類別並被納入建築物管理條例第2條列明的「公用部分」定義的(b)段，

則該等部分應視為被納入並構成發展項目公用地方及設施，

但不包括住宅公用地方及設施和停車場公用地方及設施；

3. 「住宅公用地方及設施」指並包括

(a) 無障礙車位、會所、住宅單車車位、住宅裝卸區、訪客車位、園林區、公契內粉紅色加黑斜線範圍；

(b) 外牆、用作保養天台建築裝飾的通道、天台建築裝飾、發展項目的圍牆及隔音屏障、接待處、升降機大堂、入口大堂、花槽、種植區、食水泵房、灌溉及清潔水泵及水箱房、二座的灑水器水箱、一座的消防水箱、沖廁水泵及水箱房、排水設施、郵箱房、管井的通風管、消防控制中心、儲物室、電錶櫃、管井、超低電壓槽、電話槽、變壓器房上面的平台、業主委員會辦事處上面的平台、天篷、放置空調機的鋼筋混凝土天台、升降機機房、食水泵房、大堂、走廊、樓梯、垃圾存放及物料回收房、管槽、排煙孔、排煙孔出口、電訊及廣播設備房、住宅康樂設施的變量製冷房、食水水箱、過濾機房、沖廁水水箱、主水錶房、電錶房、水錶房、消防管槽、喉轆、天台上的鋼筋混凝土屋簷、泵水工程的管槽區、上層屋頂的平台及花槽、地面的灌溉點；

(c) 該土地及發展項目內擬供整個住宅區共同享用或並非供任何個別業主獨用的地方及設施；及

(d) 按公契指定作為住宅公用地方及設施的其他地方及設施。

在公契圖則上用綠色、綠色加黑點、綠色加黑斜線及綠色加黑點及綠色加黑斜線顯示，僅供識別，但是如適用，如果住宅區的任何部分：

(i) 被建築物管理條例第2條列明的「公用部分」定義的(a)段所涵蓋；及/或

(ii) 屬於建築物管理條例第一附表內指定的類別並被納入建築物管理條例第2條列明的「公用部分」定義的(b)段，

則該等部分應視為被納入並構成住宅公用地方及設施，

但不包括發展項目公用地方及設施和停車場公用地方及設施；

4. 「停車場公用地方及設施」指並包括

(a) 整個停車場 (停車位除外)；

(b) 車道、斜道、電扇房、水錶房、排氣槽、進氣槽及供電動車使用的充電房及發展項目內供整個停車場共同使用與享用的其他地方及設施；

(c) 該土地及發展項目內擬供整個停車場享用或並非供任何個別業主獨用的地方及設施；

(d) 按公契指定作為停車場公用地方及設施的其他地方及設施。

在公契圖則上用靛青色顯示，僅供識別，但是如適用，如果停車場的任何部分：

(i) 被建築物管理條例第2條列明的「公用部分」定義的(a)段所涵蓋；及/或

(ii) 屬於建築物管理條例第一附表內指定的類別並被納入建築物管理條例第2條列明的「公用部分」定義的(b)段，

則該等部分應視為被納入並構成停車場公用地方及設施，

但不包括發展項目公用地方及設施和住宅公用地方及設施；

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

樓座	樓層	單位	不可分割份數
1座	1樓	A01	19/16,254
		A02	19/16,254
		A03	19/16,254
		A05	20/16,254
		A06	25/16,254
		A07	26/16,254
		A08	26/16,254
		B01	19/16,254
		B02	18/16,254
		B03	22/16,254
		B05	38/16,254
		B06	27/16,254
		B07	27/16,254
	2樓至3樓和 6樓至28樓 (22層樓)	A01	21/16,254/單位
		A02	20/16,254/單位
		A03	22/16,254/單位
		A05	20/16,254/單位
		A06	26/16,254/單位
		A07	27/16,254/單位
		A08	27/16,254/單位
		B01	21/16,254/單位
		B02	20/16,254/單位
		B03	24/16,254/單位
		B05	38/16,254/單位
		B06	27/16,254/單位
		B07	27/16,254/單位
	5樓	A01	21/16,254
		A02	20/16,254
		A03	22/16,254
		A05	20/16,254
		A06	26/16,254
		A07	27/16,254
		A08	27/16,254
		B01	21/16,254
		B02	20/16,254
		B03	23/16,254
		B05	33/16,254
		B06	27/16,254
		B07	27/16,254

樓座	樓層	單位	不可分割份數
1座	29樓	A01	43/16,254
		A02	24/16,254
		A03	31/16,254
		A05	34/16,254
		B01	33/16,254
		B02	31/16,254
		B03	42/16,254
		B05	34/16,254
2座	1樓	A01	19/16,254
		A02	18/16,254
		A03	22/16,254
		A05	38/16,254
		A06	27/16,254
		A07	27/16,254
		B01	19/16,254
		B02	19/16,254
		B03	19/16,254
		B05	20/16,254
		B06	26/16,254
		B07	27/16,254
		B08	27/16,254
	2樓至28樓 (23層樓)	A01	21/16,254/單位
		A02	20/16,254/單位
		A03	24/16,254/單位
		A05	38/16,254/單位
		A06	27/16,254/單位
		A07	27/16,254/單位
		B01	21/16,254/單位
		B02	20/16,254/單位
		B03	22/16,254/單位
		B05	20/16,254/單位
		B06	26/16,254/單位
		B07	27/16,254/單位
		B08	27/16,254/單位
	29樓	A01	33/16,254
		A02	31/16,254
		A03	43/16,254
		A05	34/16,254
		B01	43/16,254
		B02	24/16,254
		B03	31/16,254
		B05	34/16,254

註：不設4樓、13樓、14樓及24樓。

C. 有關發展項目管理人的委任年期

管理人的初任任期從本公契之日起不超過2年，上述委任將繼續直至按公契規定終止。

D. 管理開支按甚麼基準在發展項目中的住宅物業的擁有人之間分擔

(a) 每個單位業主須分擔年度預算第一部分規定的預算管理開支中他的適當部分，該部分相等於他的單位的管理份數除與發展項目總管理份數；

(b) 每個住宅單位業主須分擔年度預算第2部分規定預算管理開支中他的適當部分，該部分相等於他的單位的管理份數除與所有住宅單位總管理份數；

(c) (i) 住宅單位業主須分擔年度預算第3部分規定預算管理開支的19% (分攤該開支是因為使用停車場公用地方及設施的訪客停車位及無障礙停車位)，用意是每個住宅單位業主支付分擔款項的適當部分相等於他的住宅單位的管理份數除與所有住宅單位的總管理份數；

(ii) 住宅停車位業主須分擔年度預算第3部分規定預算管理開支的79%，用意是每個住宅停車位業主支付分擔款項的適當部分相等於他的住宅停車位的管理份數除與所有住宅停車位的總管理份數；及

(iii) 住宅電單車車位業主須分擔年度預算第3部分規定預算管理開支的2%，用意是每個住宅電單車車位業主支付分擔款項的適當部分相等於他的住宅電單車車位的管理份數除與所有住宅電單車車位的總管理份數；

但是：

(I) 每個業主毋須支付管理開支中超過他的適當部分，以他的單位獲分配的不可分割份數及管理份數 (視情況而定) 的數目為基準；

(II) 賣方須為尚未出售的該等單位及不可分割份數支付經常性管理開支的付款及分擔款項；及

(III) 單位轉讓前 (包括轉讓日) **的一切開銷包括管理開支及任何政府地稅須由賣方支付。任何業主毋須向第一**業主支付或退還該等開銷。

分配予發展項目中的每個住宅物業的管理份數的數目

樓座	樓層	單位	管理份數
1座	1樓	A01	19/16,154
		A02	19/16,154
		A03	19/16,154
		A05	20/16,154
		A06	25/16,154
		A07	26/16,154
		A08	26/16,154
		B01	19/16,154
		B02	18/16,154
		B03	22/16,154
		B05	38/16,154
		B06	27/16,154
		B07	27/16,154

樓座	樓層	單位	管理份數
1座	2樓至3樓和 6樓至28樓 (22層樓)	A01	21/16,154/單位
		A02	20/16,154/單位
		A03	22/16,154/單位
		A05	20/16,154/單位
		A06	26/16,154/單位
		A07	27/16,154/單位
		A08	27/16,154/單位
		B01	21/16,154/單位
		B02	20/16,154/單位
		B03	24/16,154/單位
		B05	38/16,154/單位
		B06	27/16,154/單位
		B07	27/16,154/單位
	5樓	A01	21/16,154
		A02	20/16,154
		A03	22/16,154
		A05	20/16,154
		A06	26/16,154
		A07	27/16,154
		A08	27/16,154
		B01	21/16,154
		B02	20/16,154
		B03	23/16,154
		B05	33/16,154
		B06	27/16,154
		B07	27/16,154
	29樓	A01	43/16,154
		A02	24/16,154
		A03	31/16,154
		A05	34/16,154
		B01	33/16,154
		B02	31/16,154
		B03	42/16,154
		B05	34/16,154

樓座	樓層	單位	管理份數
2座	1樓	A01	19/16,154
		A02	18/16,154
		A03	22/16,154
		A05	38/16,154
		A06	27/16,154
		A07	27/16,154
		B01	19/16,154
		B02	19/16,154
		B03	19/16,154
		B05	20/16,154
		B06	26/16,154
		B07	27/16,154
		B08	27/16,154
	2樓至28樓 (23層樓)	A01	21/16,154/單位
		A02	20/16,154/單位
		A03	24/16,154/單位
		A05	38/16,154/單位
		A06	27/16,154/單位
		A07	27/16,154/單位
		B01	21/16,154/單位
		B02	20/16,154/單位
		B03	22/16,154/單位
		B05	20/16,154/單位
		B06	26/16,154/單位
		B07	27/16,154/單位
		B08	27/16,154/單位
	29樓	A01	33/16,154
		A02	31/16,154
		A03	43/16,154
		A05	34/16,154
		B01	43/16,154
		B02	24/16,154
		B03	31/16,154
		B05	34/16,154

註：不設4樓、13樓、14樓及24樓。

E. 計算管理費按金的基準

相等於一個個別單位兩個月管理開支供款的數目，該筆款項不可退還，但可以轉讓。

F. 賣方在發展項目中保留作自用的範圍(如有的話)

不適用

Summary of Land Grant
批地文件的摘要

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

Sha Tin Town Lot No.599.

B. The term of years under the lease

The Term of the Lot granted under New Grant No. 21863 (the "Land Grant") is 50 years from 25 July 2014.

C. The user restrictions applicable to that land

User

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

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

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

Not applicable.

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

Maintenance

General Condition No. 7 of the Land Grant stipulates that :-

"(a) The Purchaser 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 height and any approved building plans without variation or modification thereto; and

(ii) maintain all buildings erected or which may hereafter be erected in accordance with these Conditions or any subsequent contractual variation of them, in good and substantial repair and condition and in such repair and condition deliver up the same at the expiration or sooner determination of the tenancy.

(b) In the event of the demolition at any time during the tenancy of any building then standing on the lot or any part thereof, the Purchaser 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 Purchaser 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."

Private streets, roads and lanes

General Condition No. 9 of the Land Grant stipulates that :-

"Any private streets, roads and lanes which by these Conditions are required to be formed shall be sited to the satisfaction of the Director and included in or excluded from the area to be leased as may be determined by him and in either case shall be surrendered to the Government free of cost if so required. If the said streets, roads and lanes are surrendered to the Government, the surfacing, kerbing, draining (both foul and storm water sewers), channelling and road lighting thereof shall be carried out by the Government at the expense of the Purchaser and thereafter they shall be maintained at public expense. If the said private streets, roads and lanes remain part of the area to be leased, they shall be lighted, surfaced, kerbed, drained, channelled and maintained by and at the expense of the Purchaser in all respects to the satisfaction of the Director and the Director may carry out or cause to be carried out the installation and maintenance of road lighting for the sake of public interest as required. The Purchaser shall bear the capital cost of installation of road lighting and allow free ingress and egress to and from the area to be leased to workmen and vehicles for the purpose of installation and maintenance of the road lighting."

Underground subway structures

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

"(a) The Purchaser acknowledges that as the date of this Agreement, there are erected within the area shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as the "the Pink Hatched Black Area") some underground subway structures belonging to the Government (hereinafter referred to as "the Underground Subway Structures"). Without prejudice to the generality of the provisions of General Conditions Nos. 5(a) and 5(b) hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing on the date of this Agreement subject to the presence of the Underground Subway Structures and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect or on account of the same.

(b) Except with the prior written approval of the Director, the Purchaser shall not demolish, alter or interfere with the Underground Subway Structures. The Purchaser shall use care and skill, and take precaution at all times when carrying out works within the lot to avoid causing any damage to the Underground Subway Structures, and shall not carry out works within the lot which in the opinion of the Director (whose opinion shall be final and binding) may affect the Underground Subway Structure.

(c) The Purchaser shall throughout the term hereby agreed to be granted permit the Government, the Director and his officers, contractors and agents, and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Pink Hatched Black Area at all reasonable times and at any time in case of emergency with or without tools, equipment, plant, machinery or motor vehicles for the purposes of inspecting, checking, maintaining, repairing and upgrading the Underground Subway Structures.

(d) The Government shall accept no responsibility or liability for any damage, nuisance or disturbance caused to of suffered by the Purchaser by reason of the presence of the Underground Subway Structures or the exercise of the rights under sub-clause (c) of this Special Condition by the Government, the Director and his officers, contractors and agents and any persons so authorized by the Director or otherwise, and no claim whatsoever shall be made against the Government, the Director and his officers, contractors and agents, and any persons authorized by the Director by the Purchaser in respect of any such loss, damage, nuisance or disturbance whatsoever.

(e) The Purchaser hereby indemnifies and shall keep indemnified the Government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with:

(i) the carrying out of any work as may be approved under sub-clause (b) of this Special Condition; and

(ii) any demolition, alteration or interference with the Underground Subway Structures by the Purchaser; and

(iii) failure on the part of the Purchaser to comply with the obligations imposed on the Purchaser under sub-clauses (b) and (c) of this Special Condition."

Non-building Area

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

"Except such boundary walls and fences as may be approved in writing by the Director of Highways, no building or structure or support for any building or structure may be erected or constructed on, over, above, under, below or within the Pink Hatched Black Area."

Summary of Land Grant
批地文件的摘要

Building covenant

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

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

Total gross floor area

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

"the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 11,160 square metres and shall not exceed 18,600 square metres."

Height

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

"no part of any building or other structure erected or to be erected on the lot together with any addition or fitting (if any) to such building or structure may in the aggregate exceed a height of 90 metres above the Hong Kong Principal Datum, or such other height limit as the Director at his sole discretion may, subject to the payment by the Purchaser of any premium and administrative fee as shall be determined by the Director, approve, provided that:

(i) with the prior written approval of the Director, machine rooms, air-conditioning units, water tanks, stairhoods and similar roof-top structures may be erected or placed on the roof of the building so as to exceed the above height limit ; and

(ii) the Director at his sole discretion may in calculating the height of a building or structure exclude any structure or floor space referred to in Special Condition No. (40)(b)(i)(II) hereof;"

Building separation

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

"(i) except with the prior written approval of the Director, any building or group of buildings erected or to be erected on the lot shall not have any projected façade length of 60 metres or more;

(ii) for the purposes of sub-clause (e)(i) of this Special Condition:

(I) the decision of the Director as to what constitutes a building shall be final and binding on the Purchaser;

(II) any two or more buildings shall be treated as a group of buildings if the shortest horizontal distance between any two buildings erected or to be erected on the lot is less than 15 metres;

(III) the decision of the Director as to what constitutes the projected façade length of a building or a group of buildings erected or to be erected on the lot shall be final and binding on the Purchaser; and

(IV) in calculating the projected façade length referred to in sub-clause (e)(i) of this Special Condition, gap between any two buildings shall be taken into account and the Director's decision as to the calculation shall be final and binding on the Purchaser."

Minimum number of residential units

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

"the total number of residential units erected or to be erected on the lot shall not be less than 310, and for the purpose of these Conditions, the decision of the Director as to what constitutes a residential unit shall be final and binding on the Purchaser."

Provision of sales office and show flats

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

"Notwithstanding the user restriction and the maximum gross floor area permitted under Special Conditions Nos. (5) and (6)(c) hereof, the Purchaser may use part or parts of the building or buildings erected or to be erected on the lot in accordance with these Conditions and erect on part or parts of the lot separate temporary structures for the purposes of a sales office and show flats and related marketing activities to facilitate the sale of the building or buildings or any part or parts thereof erected or to be erected on the lot in accordance with these Conditions, provided that the scale and period of operation of such sales office and show flats and related marketing activities shall be subject to the prior written approval of the Director."

Recreational facilities

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

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

(b) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Conditions Nos. (6)(c) hereof, subject to Special Condition No. (40)(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 all 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. (16)(a)(v) hereof;

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

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

Preservation of trees

Special Condition No. (9) 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."

Landscaping

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

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

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

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

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

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

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

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

(e) The area or areas landscaped in accordance with this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (16)(a)(v) hereof."

Office accommodation for watchmen and caretakers

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

"(a) Office accommodation for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) such accommodation is in the opinion of the Director essential to the safety, security and good management of the building or buildings erected or to be erected on the lot;

(ii) such accommodation shall not be used for any purpose other than office accommodation for watchmen or caretakers or both, who are wholly and necessarily employed on the lot; and

(iii) the location of any such accommodation shall first be approved in writing by the Director.

For the purposes of this sub-clause (a), no office accommodation may be located within any building on the lot which are intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(b) (i) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Condition No. (6)(c) hereof, subject to Special Condition No. (40)(d) hereof, there shall not be taken into account office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition not exceeding the lesser of (I) or (II) below:

(I) 0.2% of the total gross floor area of the building or buildings erected or to be erected on the lot;

(II) 5 square metres for every 50 residential units or part thereof erected or to be erected on the lot, or 5 square metres for every block of residential units erected or to be erected on the lot, whichever calculation provides the greater floor area of such accommodation or such greater floor area as may be approved in writing by the Director.

Any gross floor area in excess of the lesser of (I) or (II) above shall be taken into account for such calculation.

(ii) In calculating the total gross floor area of the building or buildings erected or to be erected on the lot referred to in sub-clause (b)(i)(I) of this Special Condition, there shall not be taken into account the floor spaces which are excluded from the calculation of the gross floor area of the building or buildings erected or to be erected on the lot in accordance with these Conditions as to which the decision of the Director shall be final and binding on the Purchaser.

(c) For the purposes of sub-clause (b) of this Special Condition, neither detached, semi-detached nor terraced house which is intended for use as a single family residence shall be regarded as a block of residential units. The decision of the Director as to whether a detached, semi-detached or terraced house constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(d) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and shall form part of the Common Areas referred to in Special Condition No. (16)(a)(v) hereof."

Quarters for watchmen and caretakers

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

"(a) Quarters for watchmen or caretakers or both may be provided within the lot subject to the following conditions:

(i) such quarters shall be located in one of the blocks of residential units erected on the lot or in such other location as may be approved in writing by the Director, and

(ii) such quarters shall not be used for any purpose other than the residential accommodation of watchmen or caretakers or both, who are wholly and necessarily employed within the lot.

For the purposes of this sub-clause (a), no quarters may be located within any building on the lot which is intended or adapted for use as a single family residence. The decision of the Director as to whether a building constitutes or is intended for use as a single family residence shall be final and binding on the Purchaser.

(b) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Conditions Nos. (6)(c) hereof, quarters provided within the lot in accordance with sub-clause (a) of this Special Condition with a total gross floor area of not exceeding 25 square metres shall not be taken into account. Any gross floor area in excess of 25 square metres shall be taken into account for such calculation.

(c) Quarters for watchmen or caretakers or both provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and shall form part of the Common Areas referred to in Special Condition No. (16)(a)(v) hereof."

Owners' Corporation or Owners' Committee office

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

"(a) One office for the use of the Owners' Corporation or the Owners' Committee may be provided within the lot provided that:

(i) such office shall not be used for any purpose other than for meetings and administrative work of the Owners' Corporation or Owners' Committee formed or to be formed in respect of the lot and the buildings erected or to be erected thereon; and

(ii) the location of any such office shall first be approved in writing by the Director.

(b) For the purpose of calculating the total gross floor area and the total site coverage respectively stipulated in Special Conditions Nos. (6)(c) hereof, subject to Special Condition No.(40)(d) hereof, office provided within the lot in accordance with sub-clause (a) of this Special Condition which does not exceed 20 square metres shall not be taken into account. Any gross floor area in excess of 20 square metres shall be taken into account for such calculation.

(c) An office provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and shall form part of the Common Areas referred to in Special Condition No. (16)(a)(v) hereof."

Residential Parking Spaces

Special Conditions Nos. (19)(a)(i) and (ii) 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 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 the following rates:

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

Size of each residential unit	No. of the Residential Parking Spaces to be provided
Less than 40 square metres	One space for every 15.7 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 9.4 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 3.7 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 1.9 residential units or part thereof
Not less than 160 square metres but less than 200 square metres	One space for every 1 residential unit
Not less than 200 square metres but less than 350 square metres	1.5 spaces for every 1 residential unit
Not less than 350 square metres	2 spaces for every 1 residential unit

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

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

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

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

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

(ii) For the purpose of sub-clause (a)(i)(I) of this Special Condition, the total number of the Residential Parking Spaces to be provided under sub-clause (a)(i)(I) of this Special Condition shall be the aggregate of the respective number of spaces calculated by reference to the respective size of each residential unit set out in the table of sub-clause (a)(i)(I) of this Special Condition provided that if the total number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number. 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 No. (6)(c) hereof; and

(II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of all residents of the building or buildings 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 gross floor area stipulated in Special Condition No. (6)(c) hereof (which residential common area is hereinafter referred to as "the Residential Common Area") shall be apportioned to a residential unit by the following formula:

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

Visitors' parking spaces

Special Condition Nos. (19)(a)(iii) and (iv) of the Land Grant stipulates that :-

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

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

(II) one space for every 25 residential units (excluding the residential units in any block of more than 75 residential units) or part thereof in the building or buildings erected or to be erected on the lot subject to a minimum of two spaces being provided.

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

(iv) The spaces provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No. (22) hereof) shall not be used for any purpose other than those respectively stipulated in sub-clauses (a)(i) and (a)(iii) of this Special Condition and, in particular, the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

Parking spaces for the Disabled Persons

Special Conditions Nos. (19)(b)(i) and (ii) of the Land Grant stipulates that :-

"(b) (i) Out of the spaces provided under sub-clauses (a)(i)(I), (a)(i)(II) and (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No. (22) hereof), the Purchaser shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (which spaces to be so reserved and designated are hereinafter referred to as "the Parking Spaces for the Disabled Persons") as the Building Authority may require and approve provided that a minimum of one space shall be so reserved and designated out of the spaces provided under sub-clause (a)(iii) of this Special Condition (as may be adjusted pursuant to Special Condition No. (22) hereof) and that the Purchaser shall not designate or reserve all of the spaces provided under sub-clause (a)(iii) of this

Special Condition (as may be adjusted pursuant to Special Condition No. (22) 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 of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

Motor Cycle Parking Spaces

Special Conditions Nos. (19)(c)(i) and (ii) of the Land Grant stipulate that :-

"(c) (i) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees (hereinafter referred to as "the Motor Cycle Parking Spaces") at a rate of 10% of the total number of spaces required to be provided under sub-clauses (a)(i) and (a)(iii) of this Special Condition (as may be varied under Special Condition No. (22) hereof) unless the Director consents to another rate. If the number of spaces to be provided under this sub-clause (c)(i) is a decimal number, the same shall be rounded up to the next whole number.

(ii) The Motor Cycle Parking Spaces (as may be varied under Special Condition No. (22) hereof) shall not be used for any purpose other than for the purpose set out in sub-clause (c)(i) of this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

Dimensions of parking spaces

Special Conditions No. (19)(d) of the Land Grant stipulate that :-

"(d) (i) Except the Parking Spaces for the Disabled Persons, each of the spaces provided under sub-clauses (a)(i)(I), (a)(i)(II) and (a)(iii) of this Special Condition (as may be varied under Special Condition No. (22) 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 Motor Cycle Parking Spaces (as may be varied under Special Condition No. (22) 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."

Loading and Unloading Requirements

Special Condition No. (20) 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 a rate of one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the lot, such loading and unloading space to be located adjacent to or within each block of residential units. For the purpose of this sub-clause (a), a detached, semi-detached and terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. The decision of the Director as to whether each such house constitutes or is intended for use as a single family residence shall be find and binding on the Purchaser.

(b) Each of the spaces provided under sub-clause (a) of this Special Condition shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot."

Bicycle Parking Spaces

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

"(a) Spaces shall be provided within the lot to the satisfaction of the Director for the parking of bicycles belonging to the residents of the building or buildings erected or to be erected on the lot and their bona fide guests, visitors or invitees at a rate of one space for every 10 residential units or part thereof, where the size of each residential unit in terms of gross floor area being less than 70 square metres, or at such other rates as may be approved by the Director.

(b) The spaces provided under this Special Condition shall not be used for any purpose other than that set out in this Special Condition and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services."

Deposit of car park layout plan

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

"A plan approved by the Director indicating the layout of all the parking, loading and unloading spaces to be provided within the lot in accordance with Special Conditions Nos. (19) (as may be adjusted pursuant to Special Condition No. (22) hereof), (20) and (21) hereof, or a copy of such plan certified by an authorized person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (15)(c) hereof and a building mortgage under Special Condition No. (15)(d) hereof or such other transactions as the Director may approve) affecting the lot or any part thereof or any building or part of any building erected or to be erected on the lot shall be entered into prior to such deposit. The parking, loading and unloading spaces indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (19), (20) and (21) hereof. The Purchaser shall maintain the parking, loading and unloading spaces and other areas, including but not restricted to the lifts, lands, and manoeuvring and circulation areas, in accordance with the said approved plan and shall not alter the layout except with prior written consent of the Director. Except for the parking spaces indicated on the said approved plan, no part of the lot or any building or structure thereon shall be used for parking purposes."

Vehicular access

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

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

Cutting Away

Special Condition No. (29) 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 Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and

support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

(b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (28) hereof.

(c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government, 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 Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges."

Construction of drains and channels

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

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

Connecting drains and sewers

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

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

Noise impact assessment

Special Condition No. (35) of the Land Grant stipulates that :-

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

(b) The Purchaser shall at his own expense and within such time limit as may be stipulated by the Director carry out and implement the Noise Mitigation Measures as proposed by the NIA and approved by the Director (hereafter referred to as "the Approved Noise Mitigation Measures") in all respects to the satisfaction of the Director.

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

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

Noise Barrier

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

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

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

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

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

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

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

(f) subject to the prior written approval of the Director, the Purchaser, his contractors, workmen or any other persons authorized by the Purchaser shall be permitted to enter into the Government land adjoining the lot with or without tools, equipment, plant, machinery or motor vehicles for the purposes of carrying out any erection, construction, inspection, repair, maintenance, cleaning,

renewing, and replacement of the part or parts of the Noise Barrier projecting over the Government land in accordance with this Special Condition;

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

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

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

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

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

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

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

Sewage impact assessment

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

"(a) The Purchaser shall within six calendar months from the date of this Agreement (or such other extended periods as may be approved by the Director), at his own expense in all respects to the satisfaction of the Director of Environmental Protection submit or cause to be submitted to the Director of Environmental Protection for his approval in writing a sewage impact assessment (hereinafter referred to as "SIA") containing, among others, such information and particulars as the Director of Environmental Protection may require including but not limited to all adverse sewerage impacts as may arise from the development of the lot, and recommendations for mitigation measures, improvement works and other measures and works.

(b) The Purchaser shall at his own expense implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection and within such time limit as may be stipulated by him.

(c) The technical aspects of the SIA shall be undertaken by a member of the Hong Kong Institution of Engineers with civil engineering as the specialist discipline or a chartered civil engineer.

(d) No building works (except ground investigation works and site formation works) shall be commenced on the lot or any part thereof until the SIA shall have been approved in writing by the Director of Environmental Protection.

(e) For the avoidance of doubt and without prejudice to the generality of General Conditions Nos. 5(a) and 5(b) hereof, the Purchaser hereby expressly acknowledges and agrees that he shall have the sole responsibility at his own expense to implement the recommendations in the approved SIA in all respects to the satisfaction of the Director of Environmental Protection. The Government and its officers shall be under no responsibility, obligation or liability whatsoever to the Purchaser for any cost, damage or loss caused to or suffered by the Purchaser whether arising out of or incidental to the fulfilment of the Purchaser's obligations under this Special Condition or otherwise, and no claim whatsoever shall be made against the Government of its offices by the Purchaser in respect of any such cost, damage or loss."

Salt water supply

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

"A salt water supply from Government mains will be given for flushing purposes. Provided always that where the Purchaser provides or agrees to provide at his own expense a private salt water supply for any heating, cooling, humidification or other purpose, the Government will not grant the aforesaid salt water supply from the Government mains for flushing purposes."

F. The lease conditions that are onerous to a purchaser

Indemnity by Purchaser

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

"(c) The Purchaser hereby indemnifies and shall keep indemnified the Government against all actions, proceedings, liabilities, demands, costs, expenses, losses (whether financial or otherwise) and claims whatsoever and howsoever arising from any breach of these Conditions or any damage or soil and groundwater contamination caused to adjacent or adjoining land or to the lot where such damage or soil and groundwater contamination has, in the opinion of the Director of Lands (hereinafter referred to as "the Director", and whose opinion shall be final and binding upon the Purchaser), arisen out of any use of the lot, or any development or redevelopment of the lot or part thereof or out of any activities carried out on the lot or out of any other works carried out thereon by the Purchaser whether or not such use, development or redevelopment, activities or works are in compliance with these Conditions or in breach thereof."

Restriction on alienation before compliance

Special Condition No. (15) of the Land Grant stipulates that :-

"Prior to compliance with these Conditions in all respects to the satisfaction of the Director, the Purchaser shall not except with the prior written consent of the Director and in conformity with any conditions imposed by him (including the payment of such fees as may be required by him) :

(a) assign, part with possession of or otherwise dispose of the lot or any part thereof or any interest therein or any building or part of any building thereon (whether by way of direct or indirect reservation, the grant of any right of first refusal, option or power of attorney, or any other method, arrangement or document of any description) or enter into any agreement so to do;

(b) solicit or accept, whether directly or indirectly or through a solicitor, agent, contractor or trustee or through a company in which the Purchaser or its nominee is directly or indirectly the owner of shares or which is the owner of shares in the Purchaser or otherwise, any money, money's worth or other valuable consideration of any description pursuant to any transaction, present or future, conditional or unconditional whereby the lot or any part thereof or any interest therein or any building or part of any building thereon is or may be sold, assigned or otherwise disposed of or affected, or enter into any agreement so to do;

(c) underlet the lot or any building or part of any building thereon or enter into any agreement so to do unless the tenancy or lease of the lot or any building or part of any building thereon complies with the following terms and conditions:

(i) the term of the tenancy or lease shall not exceed 10 years in the aggregate including any right of renewal;

(ii) the tenancy or lease shall not commence until after the issue by the Building Authority of an occupation permit or a temporary occupation permit under the Buildings Ordinance, any regulations made thereunder and any amending legislation, covering the building or that part of the building to which the tenancy or lease relates;

(iii) no premium shall be paid by the tenant;

(iv) the rent payable shall not exceed a rack rent;

(v) no rent shall be payable in advance for a period greater than 12 calendar months;

(vi) the user permitted in the tenancy agreement or lease or agreement for tenancy or lease shall comply with these Conditions;

(vii) none of the terms and conditions in the tenancy agreement or lease or agreement for tenancy or lease shall contravene these Conditions; or

(d) mortgage or charge the lot or any part thereof or any interest therein except for the purpose of the development thereof in accordance with these Conditions and then only by way of a building mortgage, it being agreed that for this purpose a building mortgage shall be one:

(i) whereby the lot is mortgaged or charged in favour of a licensed bank or a registered deposit-taking company authorized under section 16 of the Banking Ordinance to secure monies (and interest thereon) advanced or to be advanced to the Purchaser for the purpose only of developing the lot in accordance with these Conditions and for the payment of legal and other professional fees in connection with such development and the mortgage (provided that such fees do not, in the aggregate, exceed 5% of the total amount secured by the mortgage), and for no other purpose;

(ii) under which such advances (in the case of work done) are to be made to the Purchaser only in amounts to be certified from time to time by the authorized person (appointed by the Purchaser under the Buildings Ordinance, any regulations made thereunder and any amending legislation for the development of the lot) as having been incurred by the Purchaser for the development of the lot;

(iii) under which the Purchaser, the mortgagee and the Stakeholder (as hereinafter defined) are required, in the event of the Purchaser applying for the prior written consent of the Director under this Special Condition to enter into any agreement to dispose of any share or interest in the lot together with the right to the exclusive use and possession of any unit in the building erected or to be erected on the lot, to enter into an agreement containing the terms and requirements as the Director may from time to time specify or require, including but not limited to the following:

(I) all sums received by the Purchaser or the Stakeholder as purchase price or any part thereof under agreement for sale and purchase in respect of any unit, share or interest in the lot (the terms of which have been approved by the mortgagee) (hereinafter referred to as "the ASP") shall be paid into a bank account designated for the development of the lot and which must be opened, maintained and operated by the Stakeholder with the mortgagee (hereinafter refereed to as "the Stakeholder Account");

(II) no monies shall be released from the Stakeholder Account except with the prior written approval of the mortgagee and in accordance with the terms of the ASP and the terms of the Director's consent; and

(III) the mortgagee irrevocably undertakes to the Purchaser to, upon completion of the sale and purchase, release unconditionally from the security of the building mortgage, any unit, share or interest in the lot, in respect of which the total purchase price under the ASP is fully paid into the Stakeholder Account;

(iv) under which the mortgagee is obliged and irrevocably undertakes to, upon completion of the sale and purchase, release unconditionally from the security of the building mortgage, any unit, share or interest in the lot, in respect of which the total purchase price under the ASP is fully paid into the Stakeholder Account; and

(v) for the purpose only of this Special Condition, "the Stakeholder" means any solicitors' firm for the time being appointed by the Purchaser to act as stakeholder in respect of the purchase price wider the ASP."

Restriction on partitioning

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

"The Purchaser shall not, without the prior written consent of the Director, partition (whether by way of assignment or other disposal or by any other means) the lot or any part thereof or any section which has been partitioned with the prior written consent of the Director under this Special Condition. Where the lot has been partitioned with such consent, the provisions in Special Condition No. (16) hereof shall be applicable to each of the sections so partitioned with the reference to "the lot" under the said Special Condition being replaced and substituted by the relevant section."

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

Special Condition No. (24) 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 Motor Cycle Parking Spaces shall not be:

(i) assigned except

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

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

(ii) underlet except to residents of the residential units in the building or buildings erected or to be erected on the lot.

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

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

(c) Sub-clause (a) of the 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."

No rock crushing

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

"No rock crushing plant shall be permitted on the lot without the prior written approval of the Director."

Anchor Maintenance

Special Condition No. (31) 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 Purchaser shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Purchaser shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Purchaser shall on demand repay to the Government the cost thereof."

Spoil or Debris

Special Condition No. (32) 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 road-culverts, foreshore or seabed, sewers, storm-water drains or nullahs or other Government properties (hereinafter referred to as "the Government properties"), the Purchaser shall at his own expense remove the waste from and make good any damage done to the Government properties. The Purchaser 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 Purchaser remove the waste from and make good any damage done to the Government properties and the Purchaser shall pay to the Government on demand the cost thereof."

Damage to Services

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

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

Restriction on merging

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

"Except with the prior written consent of the Director, the Purchaser shall not carry out or permit or suffer to be carried out any works in connection with any residential unit erected or to be erected on the lot, including but not limited to demotion or alteration or any partition wall or any floor or roof slab or any partition structure, which shall result in such unit being internally linked to and accessible from any adjoining or adjacent residential unit erected or to be erected on the lot. The decision of the Director as to what constitutes works resulting in a unit being internally linked to and accessible from any adjoining or adjacent residential unit shall be final and binding on the Purchaser."

No grave or columbarium permitted

Special Condition No. (42) 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."

Note:

For full details, please refer to the Land Grant which is free for inspection during open hours at the sales office. A copy of the Land Grant is available upon request and payment of the necessary photocopying charges.

Summary of Land Grant
批地文件的摘要

A. **發展項目所位於的土地的地段編號**
沙田市地段第599號

B. **有關租契規定的年期**
根據新批地文件第21863號(「批地文件」)規定，該地段的租期為50年，從2014年7月25日起計。

C. **適用於該土地的用途限制**

用途

批地文件特別條件第(5)條規定：

"該地段或其中任何部分或在其上已建或擬建的任何建築物不得用作私人住宅以外的任何用途。"

D. **按規定須興建並提供予政府或供公眾使用的設施**
不適用。

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**

保養

地文件一般條件第7條規定：

"(a) 購買人須在整個租期期間按本文件對已建或重建建築物(該詞指本一般條件第(b)分條預期的重新開發)：

(i) 按經批准的設計、配置、高度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；及

(ii) 保養按本文件已建或今後按任何修訂合同興建的一切建築物處於修繕妥當及良好的保養狀態直至租約結束或提前終止而交還為止。

(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，購買人須興建相同類型和不少於其總樓面面積的品質良好的建築物或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，購買人須在上述清拆的一個曆月內向署長申請其同意進行重新開發該地段的建築工程。當收到上述同意後必須在三個曆月內開展重新開發的必要工程及在署長規定的期限內完成，使署長滿意。"

私家街道、道路及小巷

批地文件一般條件第9條規定：

"本文件要求合併的任何私家街道、道路及小巷須安置使署長滿意並由署長決定納入或不納入批租的土地，在任何一種情況下，須在要求時免費交還給政府。如果上述街道、道路及小巷交還給政府，必須由政府進行路面、路邊石、排水渠(污水及雨水排水渠)渠道及路燈工程，費用由購買人承擔，其後用公幣進行保養。如果上述私家街道、道路及小巷仍然是批租土地之部分，必須由購買人出資進行照明、路面、路邊石、排水、開渠及保養工程，在一切方面使署長滿意。署長可為了公眾利益在需要時進行或促使他人進行安裝與保養路燈。購買人須承擔安裝路燈的資本性開支並允許工人及車輛自由出入批租的範圍，以便安裝與保養路燈。"

地下隧道構築物

批地文件特別條件第(2)條規定：

"(a) 購買人承認在本協議之日，已在本公契附錄的圖則上用粉

紅色加黑斜線顯示的範圍(以下簡稱「粉紅色加黑斜線範圍」)內搭建了屬於政府的若干地下隧道構築物(以下簡稱「地下隧道構築物」)。在不影響本批地文件一般條件第5(a)和5(b)條的一般適用範圍下，購買人應視為滿意並接受在本協議之日該地段現有的狀態及狀況及存在的地下隧道構築物，購買人不能對此或因此而作出或提出任何性質的異議或索償。

(b) 未經署長的預先書面批准，購買人不能拆除、更改或干涉地下隧道構築物。購買人在該地段內進行工程時須盡量謹慎行事，採取預防措施避免對地下隧道構築物造成任何損壞和不能在該地段內進行署長認為(署長的看法是最終的及具有約束力)可能影響地下隧道構築物的工程。

(c) 購買人須在本文件允許及授予的租期內准許政府、署長及他的官員、承建商及代理人和署長授權的任何人士有權在一切合理時間內及在緊急情況下隨時帶上或不帶工具、設備、機械、機器或車輛出入及再出入粉紅色加黑斜線範圍，旨在視察、檢查、保養、維修及提升地下隧道構築物。

(d) 政府對地下隧道構築物的存在或政府、署長及他的官員、承建商及 代理人和署長授權的任何人士行使本特別條件第(c)項的權利或其他方面造成購買人任何損壞、滋擾或干擾，毋須承擔任何責任，購買人不能對上述任何損失、損害、滋擾或干擾向政府、署長及他的官員、承建商及代理人和署長授權的任何人士提出索償。

(e) 購買人須對下列原因直接或間接造成或有關的一切責任、索償、 費 用、要求、訴訟或其他司法程序彌償及保障政府：

(i) 進行本特別條件第(b)項批准的任何工程；

(ii) 購買人拆除、更改或干涉地下隧道構築物；及

(iii) 購買人未能履行本特別條件第(b)和(c)項施加給購買人的責任。"

非建築範圍

批地文件特別條件第(3)條規定：

"除了路政署署長書面批准的圍牆及圍欄外，不能在粉紅色加黑斜線範圍之上、上方、以上、之下、下方或之內搭建或興建建築物或構築物或建築物或構築物的承托物。"

建築契諾

批地文件特別條件第(4)條規定：

"購買人須開發該地段，在該地段上興建建築物並於2020年3月31日或之前完工和使其適合佔用，在一切方面符合批地文件及目前或任何時候在香港實施的有關建築、衛生及規劃之一切法例、附例及規例。"

總樓面面積

批地文件特別條件第(6)(c)條規定：

"該地段上已建或擬建的任何建築物的總樓面面積不少於11,160平方米和不多於18,600平方米。"

高度

批地文件特別條件第(6)(d)條規定：

"該地段的部分上已建或擬建的任何建築物或其他構築物連同該建築物或構築物的任何增建物或固定物(如有)總數不能超過香港主水平基準面之上90米高度或在購買人支付署長決定的任何地價及行政費後署長自行酌情批准的其他高度限制，但是：

(i) 經署長的預先書面批准，在建築物天台搭建或安置的機房、空調機、水箱、梯屋及類似屋頂構築物可超過上述高度限制；及

(ii) 署長在計算建築物或構築物的高度時可自行酌情決定豁免本文件特別條件第(40)(b)(i)(II)條提及的任何構築物或樓面面積。"

建築物分隔

批地文件特別條件第(6)(e)條規定：

"(i) 未經署長的預先書面批准，在該地段上已建或擬建的任何一座建築物或建築物羣正面伸展長度不能超過60米或以上；

(ii) 在本特別條件第(e)(i)分條中：

(I) 署長對建築物定義作出的決定是最終的及約束購買人；

(II) 任何二座或以上建築物應視為建築物羣，若在該地段上已建或擬建的任何二座建築物之間的最短平面間距少於15米；

(III) 署長對在該地段上已建或擬建的一座建築物或建築物羣的正面伸展長度定義作出的決定是最終的及約束購買人；及

(IV) 在計算本特別條件第(e)(i)分條提及的正面伸展長度時，應考慮任何二座建築物之間的間隔，署長對其計算作出的決定是最終的及約束購買人。”

最少住宅單位數目

批地文件特別條件第(6)(g)條規定：

“該地段上已建或擬建的住宅單位總數不能少於310間，在本條件中署長對住宅單位的定義之決定是最終的及約束購買人。”

提供售樓處及示範單位

批地文件特別條件第(7)條規定：

“即使本文件特別條件第(5)及(6)(c)條規定了用途限制和最大總樓面面積，購買人可使用根據本文件在該地段上已建或擬建的建築物之部分並在該地段之部分搭建獨立的臨時建築物，用作售樓處及示範單位和出售按本文件在該地段已建或擬建的建築物的有關推銷活動，惟上述售樓處及示範單位的面積及使用作有關推銷活動的期限須取得署長的預先書面批准。”

康樂設施

批地文件特別條件第(8)條規定：

“(a) 經署長書面批准，購買人可在該地段內搭建、建築及提供康樂設施及其輔助設施(以下簡稱「設施」)。設施的類型、面積、設計、高度及配置亦須經署長的預先書面批准。

(b) 在計算本文件特別條件第(6)(c)條指定的總樓面面積和總上蓋面積時，除了特別條件第(40)(d)條規定外，按本特別條件第(a)分條在該地段內提供的設施之任何部分，只要是供在該地段已建或擬建的住宅大廈的所有住戶和他們的真正訪客共同使用與享用就不列入上述計算，而該設施的餘下部分若署長認為不屬於上述使用，則應列入計算。

(c) 倘若設施任何部分被豁免列入計算本特別條件第(b)分條的總樓面面積(以下簡稱「豁免設施」)：

(i) 豁免設施須指定為並構成本文件特別條件第(16)(a)(v)條提及的公用地方；

(ii) 購買人須自費保養豁免設施處於修繕妥當的狀態並操作豁免設施，使署長滿意；及

(iii) 豁免設施僅供該地段上已建或擬建的住宅大廈的住戶和他們的真正訪客使用，並非其他人士使用。”

保育樹木

批地文件特別條件第(9)條規定：

“未經署長事先書面同意，不得移除或干擾該地段或毗連範圍內的樹木。署長在發出書面同意時，可施加他認為合適的條件，以對於樹木進行移植、補償性景觀美化工程或再植。”

美化環境

批地文件特別條件第(10)條規定：

“(a) 購買人須自費提交一份按本特別條件第(b)分條規定在該地段內提供美化環境工程並標示其位置、配置及佈局的美化環境總藍圖給署長審批。

(b) (i) 該地段中不少於20%範圍須種植樹木、灌木及其他植物。

(ii) 本特別條件第(b)(i)分條提及的20%中不少於50%須在署長自行酌情決定的位置及水平提供(以下簡稱「綠化範圍」)，以便行人可看見或進入該地段的任何人士可接近該綠化範圍。

(iii) 署長對購買人建議的美化環境工程屬於本特別條件第(b)(i)分條提及的20%之決定是最終的及約束購買人。

(iv) 署長可自行酌情接受購買人建議用其他非種植裝飾代替種植樹木、灌木或其他植物。

(c) 購買人須按已批准的美化工程總藍圖則自費美化該地段，在一切方面使署長滿意。未經署長的預先書面批准，不得對已批准美化工程總圖藍則進行修改、改變、更改、修訂或代替。

(d) 購買人須在其後自費保持與保養美化工程處於安全、整潔、井然及衛生狀態，在一切方面使署長滿意。

(e) 按特別條件美化的範圍須指定為並構成本文件特別條件第(16)(a)(v)條提及的公用地方之部分。”

看守人及管理員的辦公場所

批地文件特別條件第(11)條規定：

“(a) 必須在該地段內為看守人或管理員或兩者提供辦公場所，受下列條件限制：

(i) 署長認為上述場所是安全、保安及妥善管理在該地段已建或擬建的建築物的基本需要；

(ii) 上述場所不能用作該地段內長期聘用和必要時聘用的看守人或管理員或兩者的辦公場所以外的任何用途；及

(iii) 上述場所的位置須首先經署長書面批准。

在本第(a)分條中，任何辦公場所不能設在該地段內擬定或採用作為一個單獨家庭住宅的建築物內。署長對建築物是否作為單獨家庭住宅用途的決定是最終的及約束購買人。”

(b) (i) 為了計算本文件特別條件第(6)(c)條規定的總樓面面積和總上蓋面積，除本文件特別條件第(40)(d)條規定外，在該地段內按本特別條件第(a)分條提供的辦公場所不超過以下第(I)或(II)條，以較少者為準，不列入計算：

(I) 該地段已建或擬建的建築物的總樓面面積之0.2%；

(II) 在該地段已建或擬建建築物每50個住宅單位或其中部分5平方米或該地段已建或擬建的每座住宅單位大廈5平方米，以上述場所的較大樓面面積或署長可書面批准的較大樓面面積為準。

超過以上第(I)或(II)項的任何總樓面面積須列入上述計算。

(ii) 在計算本特別條件第(b)(i)(I)分條提及在該地段上已建或擬建的建築物的總樓面面積時，按本文件豁免計算該地段已建或擬建建築物總樓面面積亦不列入計算該樓面面積。署長對此作出的決定是最終的及約束購買人。

(c) 在本特別條件第(b)分條中，擬作單獨家庭住宅用途的獨立屋、半獨立屋或排屋不能視為住宅單位大廈。署長對獨立屋、半獨立屋或排屋的定義和該房屋是否作為單獨家庭住宅用途的決定是最終的及約束購買人。

(d) 按本特別條件第(a)分條在該地段內提供的辦公場所須指定為並構成本文件特別條件第(16)(a)(v)條提及的公用地方之部分。”

看守人及管理員宿舍

批地文件特別條件第(12)條規定：

“(a) 該地段內可提供看守人或管理員或兩者的宿舍，受下列條件規限：

(i) 上述宿舍須設在該地段已建一座住宅單位大廈或署長書面批准的其他位置；及

(ii) 上述宿舍不能用作該地段內長期聘用和必要時聘用的看守人或管理員或兩者的宿舍所以外的任何用途。

在本第(a)分條中，任何宿舍不能設在該地段內擬定或採用作為一個單獨家庭住宅的建築物內。署長對建築物的定義或是否作為單獨家庭住宅用途的決定是最終的及約束購買人。

(b) 在計算本文件特別條件第(6)(c)條規定的總樓面面積時，按本特別條件第(a)分條在該地段內提供的宿舍若不超過25平方米總樓面面積則不列入計算；而超過25平方米總樓面面積則應列入上述計算。

(c) 按本特別條件第(a)分條在該地段內提供的看守人或管理員或兩者的宿舍須指定為並構成本文件特別條件第(16)(a)(v)條提及的公用地方之部分。”

業主立案法團或業主委員會辦事處

批地文件特別條件第(13)條規定：

“(a) 可以在該地段內提供一個辦事處供業主立案法團或業主委員會使用，但是

(i) 上述辦事處不能用作已成立或擬成立有關該地段和該地段上已建或擬建建築物的業主立案法團或業主委員會開會和行政工作以外的任何用途；及

(ii) 上述辦事處的位置須預先經署長書面批准。

(b) 在計算本文件特別條件第(6)(c)條規定的總樓面面積和總上蓋面積時，除本文件特別條件第(40)(d)條規定外，按本特別條件第(a)分條在該地段內提供的辦事處若不超過20平方米則不列入計算；而超過20平方米總樓面面積則應列入上述計算。

(c) 按本特別條件第(a)分條在該地段內提供的辦事處須指定為並構成本文件特別條件第(16)(a)(v)條提及的公用地方之部分。"

住宅車位

批地文件特別條件第(19)(a)(i)和(ii)條規定：

"(a) (i) 必須按下列比率在該地段提供車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌，屬於該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者的車輛(以下簡稱「住宅車位」)，使署長滿意：

(I) 在該地段內提供住宅單位大廈(擬供單獨家庭住宅用途的獨立屋、半獨立屋或排屋除外)時，須按以下表格列明該地段已建或擬建的住宅單位各自面積計算的比率計算，除非署長同意不同於下列表格的比率或數目：

每個住宅單位的面積	擬提供的住宅車位數目
少於40平方米	每15.7個住宅單位或其中部分1個車位
不少於40平方米，但少於70平方米	每9.4個住宅單位或其中部分1個車位
不少於70平方米，但少於100平方米	每3.7個住宅單位或其中部分1個車位
不少於100平方米，但少於160平方米	每1.9個住宅單位或其中部分1個車位
不少於160平方米，但少於200平方米	每個住宅單位1個車位
不少於200平方米，但少於350平方米	每個住宅單位1.5個車位
不少於350平方米	每個住宅單位2個車位

(II) 如果在該地段內提供獨立屋、半獨立屋或排屋作為單獨家庭住宅用途，按以下比率：

(A) 每棟房屋總樓面面積不少於160平方米1個車位；

(B) 每棟房屋總樓面面積不少於160平方米，但少於220平方米1.5個車位，但是如果按特別條件第(a)(i)(II)(B)分條提供的車位數目是小數，則四捨五入取其整數；及

(C) 每棟房屋總樓面面積不少於220平方米2個車位。

在本第(a)(i)分條中，署長對獨立屋、半獨立屋或排屋的定義和該等房屋是否或擬供一個單獨家庭住宅用途的決定是最終的及約束購買人。

(ii) 在本特別條件第(a)(i)(I)分條中，擬按本特別條件第(a)(i)(I)分條提供的住宅車位總數應是根據本特別條件第(a)(i)(I)分條的表格列明每個住宅單位的面積計算各個車位數目的總數。但是如果提供的車位數目是小數，則四捨五入取其整數；在本文件中，「每個住宅單位面積」一詞在總樓面面積方面指以下第(I)及(II)的總和：

(I) 該單位住戶獨家使用與享用的住宅單位總樓面面積，從該單位的圍牆或護牆外面測量，除了分隔2個連接單位的圍牆，在該種情況下，須從該等牆壁的中心線測量並包括該單位內的內部分隔牆及支柱，但是為免存疑，不包括該單位內沒有列入本文件特別條件第(6)(c)條指定的總樓面面積的所有樓面面積；及

(II) 與每個住宅單位成比例的住宅公用地方(按下文界定)的總樓面面積，即在住宅單位外圍牆外面供該地段已建或擬建建築物的所有住戶共同使用與享用的住宅公用地方的總樓面面積(該住宅公用地方在下文簡稱「住宅公用地方」)，為免存疑，不包括沒有列入計算本文件特別條件第(6)(c)條指定總樓面面積的所有樓面面積，在計算時須按下列公式分攤給住宅單位：

$$\text{住宅公用地方的總樓面面積} \times \frac{\text{按本特別條件第(a)(ii)(I)分條計算的有關住宅單位的總樓面面積}}{\text{按本特別條件第(a)(ii)(I)分條計算所有住宅單位的總樓面面積}}$$"

訪客車位

批地文件特別條件第(19)(a)(iii)和(iv)條規定：

"(iii) 必須按下列比率或署長批准的其他比率在該地段提供車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌，屬於該地段上已建或擬建的建築物之住戶的真正來賓、訪客或被邀請使用者的車輛：

(I) 如果該地段已建或擬建任何住宅單位大廈提供超過75個住宅單位(以下簡稱「超過75個住宅單位的大廈」)，每座住宅單位大廈5個車位；及

(II) 該地段已建或擬建任何建築物內每25個住宅單位(不包括任何超過75個住宅單位的大廈內的住宅單位)或其中部分1個車位，惟至少提供2個車位。

為免存疑，擬供一個單獨家庭住宅用途的獨立屋、半獨立屋或排屋不屬於本特別條件第(a)(iii)分條提述的一個住宅單位，署長對獨立屋、半獨立屋或排屋的定義或該等房屋是否或擬供一個單獨家庭住宅用途的決定是最終的及約束購買人。

(iv) 按本特別條件第(a)(i)和(a)(iii)分條(可按批地文件特別條件第(22)條修訂)提供的車位不得用作本特別條件第(a)(i)和(a)(iii)分條分別指定以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。"

供殘疾人士泊車的車位

批地文件特別條件第(19)(b)(i)及(ii)條規定：

"(b) (i) 按本特別條件第(a)(i)(I)、(a)(i)(II)及(a)(iii)分條(可按批地文件特別條件第(22)條修訂)提供的車位中，購買人須按建築事務監督要求及批准保留與指定車位數目，供《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊車輛(上述保留與指定的車位在下文稱為「殘疾人士車位」)，惟必須從按本特別條件第(a)(iii)分條(可按批地文件特別條件第(22)條修訂)提供的車位中保留與指定至少1個車位。購買人不能保留與指定按本特別條件第(a)(iii)分條(可按批地文件特別條件第(22)條修訂)提供的所有車位作為殘疾人士車位。

(ii) 殘疾人士車位不得用作《道路交通條例》、其下的規例或任何修訂法例界定的殘疾人士停泊，屬於該地段上已建或擬建的建築物之住戶的真正來賓、訪客或被邀請使用者的車輛以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。"

電單車車位

批地文件特別條件第(19)(c)(i)和(ii)條規定：

"(c) (i) 除非署長同意其他的比率，購買人必須按本特別條件第(a)(i)(I)和(a)(iii)分條(可按批地文件特別條件第(22)條修訂)要求提供的總車位中的10%之比率在該地段內提供車位，供停泊根據《道路交通條例》、其下的任何規例及任何修訂法例獲發牌，屬於該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者的電單車(以下簡稱「電單車車位」)，使署長滿意。

(ii) 按本特別條件第(c)(i)分條(可按批地文件特別條件第(22)條修訂)提供的電單車車位不得用作其指定以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。"

車位面積

批地文件特別條件第(19)(d)條規定：

"(d) (i) 除殘疾人士使用的車位外，按本特別條件第(a)(i)(I)、(a)(i)(II)及(a)(iii)分條(可按批地文件特別條件第(22)條修訂)提供的每個車位的面積應為：2.5米闊 × 5.0米長 × 至少2.4米高。

(ii) 每個殘疾人士車位的面積應按建築事務監督要求和經其批准。

(iii) 每個電單車車位的面積(可按批地文件特別條件第(22)條修訂)應為：1.0米闊 × 2.4米長 × 至少2.4米高或署長可批准的其他至少高度。”

裝卸要求

批地文件特別條件第(20)條規定：

“(a) 必須按該地段已建或擬建的建築物每800個住宅單位或其中部分一個裝卸區之比率或署長可批准的其他比率在該地段內指供裝卸區供貨車裝卸，使署長滿意，惟在該地段已建或擬建的每座住宅單位大廈須至少有一個裝卸區，該裝卸區須設在每座住宅單位大廈旁邊或之內。在本分條中，擬供單獨家庭住宅用途的獨立屋、半獨立屋及排屋不能視作住宅單位或住宅單位大廈，署長房屋是否構成或擬供一個單獨家庭住宅用途的決定是最終的及約束購買人。

(b) 按本特別條件第(a)分條提供的裝卸區面積應為：3.5米闊×11.0米長×至少4.7米高。上述裝卸區不能用作該地段已建或擬建的建築物有關的貨車裝卸以外的任何用途。”

單車車位

批地文件特別條件第(21)條規定：

“(a) 購買人必須按每10個住宅單位(如果每個住宅單位的總樓面面積少於70平方米)或其中部分1個單車車位之比率或署長同意其他的比率在該地段內提供單車車位，供停放屬於該地段上已建或擬建的建築物之住戶和他們的真正來賓、訪客或被邀請使用者的單車，使署長滿意。

(b) 按本特別條件提供的車位不得用作其指定以外的任何用途，及特別是上述車位不得用作汽車儲存、陳列或展示或作汽車出售或其他用途或提供汽車清潔及美容服務。”

備存停車場平面圖

批地文件特別條件第(26)條規定：

“經署長批准標明按本批地文件特別條件第(19)(可按本批地文件特別條件第(22)條修訂)、(20)及(21)條在該地段內提供的所有車位、裝卸區的圖則或認可人士(按建築物管理條例、其下的任何規例及任何修訂法例界定)核實的副本須提交給署長。在上述提交前不能對影響該地段或其中任何部分或該地段上已建或擬建的任何建築物或任何建築物部分進行交易(除了按本批地文件特別條件第(15)(c)條訂立租賃協議或出租或租賃或出租協議和按本批地文件特別條件第(15)(d)訂立建築物按揭或署長可批准的其他交易)。上述經批准圖則標示的車位、裝卸區只能用作本規約特別條件第(19)、(20)及(21)條分條指定的用途。購買人須按該經批准圖則保養車位、裝卸區及其他區域，包括但不限於升降機、梯台、調度及迴旋區，未經署長的預先書面批准，不得對其作出更改。除經批准圖則指示的車位外，不能使用該地段或其中任何建築物或構築物作泊車用途。”

車輛通道

批地文件特別條件第(27)條規定：

“承批人無權安排車輛進入該地段，除非使用本規約附錄的圖則上顯示和註明的X及Y點之間穿過的Z點或署長書面批准的其他地點。當開發或重建該地段時，可允許上述地點總作臨時通道供建築車輛進入該地段，受制於署長施加的條件。在完成開發或重建後，承批人須在署長指定的期限內，恢復建築作臨時通道的範圍，在一切方面使署長滿意。”

分割

批地文件特別條件第(29)條規定：

“(a) 如果任何土地需要或已經被分割、移走或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該土地內或任何政府土地內，旨在塑造、平整或開發該地段或其中任何部分或購買人按本文件需要進行的任何其他工程或作任何其他用途，購買人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。購買人須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

(b) 本特別條件第(a)分條不能影響本文件，特別是批地文件特別條件第(28)條賦予政府的權利。

(c) 倘若因為任何塑造、平整、開發或購買人進行其他工程或任何其他原因造成任何時候發生塌方、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出租土地，購買人須自費進行修復或彌補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。

(d) 除了批地文件規定對違反該文件的任何其他權利或濟助外，署長有權發出書面通知要求購買人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果購買人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。購買人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。”

建造排水渠及渠道

批地文件特別條件第(34)(a)條規定：

“購買人須自費建造與保養該地段邊界內或署長認為必要的政府土地內的排水渠及渠道，使署長滿意，以便截斷與引導該地段的一切暴雨或雨水到最接近的河道、集水井、渠道或政府雨水渠。購買人須對上述暴雨或雨水造成的任何損壞或滋擾而導致的一切訴訟、索償及要求自行負責並向政府及其官員作出彌償。”

連接排水渠和污水渠

批地文件特別條件第(34)(b)條規定：

“連接該地段的任何排水渠和污水渠至政府的雨水渠、排水渠及污水渠(如已建及試用)的工程可由署長進行，但署長毋須就因此產生的任何損失或損害對購買人負責。購買人須在要求時向政府支付上述連接工程的費用。此外該等連接工程亦可由購買人自費進行，使署長滿意。在該種情況下，上述連接工程的任何一段若在政府土地內修建，必須由購買人自費保養，直至要求時由購買人移交給政府，由政府出資負責今後的保養。購買人須在要求時向政府支付有關上述連接工程的技術檢查之費用。若購買人未能保養上述連接工程，署長可進行該等工程，購買人須在要求時向政府支付該等工程的費用。”

噪音影響評估

批地文件特別條件第(35)條規定：

“(a) 購買人須在本協議之日起的6個曆月內自費提交或安排他人提交一份開發該地段的噪音影響評估(以下簡稱「噪音影響評估」)給署長作書面審批，在一切方面使署長滿意。該評估除了其他事項外，還須載有署長可要求的資料，包括但不限於開發該地段的一切不利的噪音影響和建議採取適當的噪音消減措施(以下簡稱「噪音消減措施」)。

(b) 購買人須在署長指定的期限內自費進行與實施噪音影響評估建議並經署長批准的噪音消減措施(以下簡稱「經批准噪音消減措施」)，在一切方面使署長滿意。

(c) 在署長沒有書面批准噪音影響評估之前，不能在該地段或其中任何部分展開建築工程(土地勘察及地盤平整工程除外)。在本條件中「土地勘察工程」須按建築物條例、其下的任何條例及任何修訂法例界定。

(d) 政府及其官員對履行本特別條件或其他情況產生或附帶和造成購買人蒙受的任何費用損害或損失毋須承擔任何責任或義務。”

隔音屏障

批地文件特別條件第(36)條規定：

“倘若經批准噪音消減措施包括在該地段上搭建或興建伸展超出該地段的邊界和在毗鄰政府土地任何部分之上或上方的隔音屏障(以下簡稱「隔音屏障」)，下列條件適用：

(a) 購買人須按建築事務監督批准的圖則自費設計、搭建及建造隔音屏障，在一切方面符合建築物條例、其下的任何法例及任何修訂條例；

(b) 不能在任何政府土地及毗鄰地段之上、上方或之下搭建噪音屏障的地基及承建物；

(c) 未經署長的預先書面批准，不能在隔音屏障或其中任何部分之處或之上固定或作出任何更改、增建、更換或連接；

(d) 購買人須在任何時候自費維護、保養及維修隔音屏障或(如果署長批准)其更換物處於良好的維修狀態，在一切方面使署長滿意。如果按本第(d)項進行任何工程需要臨時封閉交通或改道，必須取得運輸署署長對臨時交通安排的書面同意，才能展開任何工程；

(e) 隔音屏障只能用作隔音屏障之用途。未經署長的預先書面同意，購買人不能使用或容許他人使用隔音屏障或其中任何部分張貼廣告或展示任何標誌、通告或海報；

(f) 經署長的預先書面批准，購買人、他的承建商、工人或購買人授權的任何其他人士可帶上或不帶工具設備、機械、機器或車輛進入該地段毗鄰的政府土地，旨在按本特別條件進行搭建、建造、視察、維修、保養、清潔、翻新及更換伸展到政府土地上的隔音屏障之部分；

(g) 政府對他們進入或進行本特別條件第(f)項提及的工程所產生或附帶和造成購買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或義務；

(h) 購買人須在任何時候採取必要的預防措施，防止因為搭建、建造、維修、保養、更改、使用、拆除或移動隔音屏障對該地段毗鄰的政府土地和隔音屏障或進入或使用該地段毗鄰的政府土地和隔音屏障的任何人士或車輛造成任何損害或損傷；

(i) 署長有權在任何時候自行酌情向購買人發出一封書面通知，要求購買人在收到該書面通知後，在通知日起的6個曆月內拆除與移走伸展到政府土地上面的隔音屏障的部分，不能作出任何更換，購買人須在上述書面通知指定的時間內自費拆除與移走上述隔音屏障部分，在一切方面使署長滿意；

(j) 倘若沒有履行本特別條件規定購買人的責任，署長可進行必要的工程，而購買人須在要求時向署長支付上述工程的費用；

(k) 購買人須准許署長、他的官員、承建商、工人或署長授權的任何其他人士在任何時間內帶上或不帶工具、設備、機械、機器或車輛自由及不受阻礙出入及再出入該地段或其中任何部分或在其上已建或擬建的任何建築物，旨在視察、檢查及監管按本特別條件第(a)、(d)及(i)項進行的任何工程和按本特別條件第(j)項進行的任何工程或署長認為必要的任何其他工程；

(l) 政府或署長對購買人履行在本特別條件的責任，署長行使本特別條件(k)項的進入權或按本特別條件第(j)項進行的任何工程產生或附帶和造成購買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或義務。購買人無權就上述損失、損害、滋擾或干擾向政府或署長或他授權的官員索償或要求補償；及

(m) 購買人須對搭建、建造、展示、維修、保養、更改、使用、拆除或移走隔音屏障或進行本特別條件第(j)條規定的工程直接或間接有關或造成的一切責任、索償、費用、要求索償或其他司法程序彌償及保障政府、署長他的官員及工人。”

排污影響評估

批地文件特別條件第(37)條規定：

“(a) 購買人須在本協議之日起的6個曆月內(或署長可批准的其他延長時期內)自費提交或安排他人提交一份排污影響評估(以下簡稱「排污影響評估」)給環境保護署署長作出書面審批，在一切方面使環境保護署署長滿意。上述排污影響評估特別是載有環境保護署署長要求的資料及詳情，包括但不限於開發該地段可能產生的一切不利的排污影響和實施消減措施、改善工程及其他措施及工程的建議。

(b) 購買人須在指定的時間內自費實施排污影響評估的建議，在一切方面使環境保護署署長滿意。

(c) 排污影響評估的技術方面應由香港土木工程協會的成員作為行業專家或執業土木工程師進行。

(d) 在環境保護署署長沒有書面批准排污影響評估之前，不能在該地段或其中任何部分展開建築工程(土地勘察及地盤平整工程除外)。

(e) 為免存疑和在不影響本批地文件特別條件第5(a)和5(b)條的一般適用範圍下，購買人特此明文承認及同意他須獨自負責自費實施排污影響評估批准的建議，在一切方面使環境保護署署長滿意。政府及其官員對購買人履行本特別條件或其他條件的責任所產生或附帶和造成購買人蒙受任何費用、損害或損失毋須承擔任何責任或義務。購買人無權就上述費用、損害或損失向政府及其官員索償。”

鹹水供應

批地文件特別條件第(38)條規定：

“政府總水喉提供的鹹水將用作沖廁用途，但是如果購買人自費提供或同意提供私人鹹水供應作任何加熱、冷卻、增濕或其他用途，政府將不授予從政府總水喉提供鹹水供應作沖廁用途。”

F. 對買方造成負擔的租用條件

購買人須彌償

批地文件一般條件第5(c)條規定：

“(c) 購買人須對地政總署署長認為(以下簡稱「署長」，他的看法是最終的及約束購買人)違反本文件或使用該地段或開發或重新開發該地段或其中任何部分或在該地段進行任何活動或在其上進行任何其他工程，不論使用、開發或重新開發活動或工程是否符合或違反本文件所造成毗鄰或毗連土地或地段任何損害或土壤或地下水污染導致任何訴訟、司法程序、責任、要求、費用、開支、損失(不論是財政或其他方面)及各種索償彌償政府及保障政府。”

在符合前對讓與的限制

批地文件特別條件第(15)條規定：

“在履行本文件各方面使署長滿意之前，除非經署長預先書面同意和符合他施加的任何條件(包括他要求支付的任何費用)，購買人不能：

(a) 轉讓、放棄管有或以其他方式處理該地段或其中任何部分或在其上的建築物或任何建築物之部分(不論是直接或間接保留，授予第一拒絕的任何權利，選擇權或授權或任何其他方法、安排或任何類型的文件)或訂立上述行為的任何協議；

(b) 直接或間接或通過律師、代理人、承建商或受託人或透過購買人或他的被提名人直接或間接有權益的公司、股份擁有人或持有購買人股份的擁有人或其他形式出售、轉讓或以其他形式處理或影響該地段或其中任何部分或在其上的任何建築物或任何建築物的部分，通過目前或今後，有條件或無條件的交易、招攬或收取任何金錢、金錢價值或任何形式的有價代價或訂立上述行為的任何協議；

(c) 分租該地段或其上的任何建築物或任何建築物之部分或訂立上述行為的任何協議，除非租賃或出租該地段或其上的任何建築物或任何建築物之部分符合下列的條款及條件：

(i) 該租賃或出租年期總數不超過10年，包括任何續期權；

(ii) 除非建築事務監督按建築物條例、其下的任何規例及任何修訂法例對租賃或出租的有關的建築物或建築物該部分發出入伙紙或臨時入伙紙，否則不能開始租賃或出租；

(iii) 租戶毋須支付地價；

(iv) 應付的地租不能超過全額租金；

(v) 提前支付地租不能超過12個曆月；

(vi) 租賃協議或出租或租賃或出租協議准許的用途須符合本文件；

(vii) 租賃協議或出租或租賃或出租協議的條款及條件不能違反本文件；或

(d) 按揭或抵押該地段或其中任何部分或其中任何權益，除非按本文件進行開發，並只能通過建築物按揭形式，特此同意為了本目的，建築物按揭應屬於：

(i) 按揭或抵押該地段給予持牌銀行或銀行條例第16條授權的註冊存款公司，以擔保已經或擬將取得的貸款(及其利息)，僅為了按本文件開發該地段和支付上述開發及按揭有關的法律及其他專業費用(惟上述費用總數不能超過按揭擔保的總額之百分之五(5%))，而並非其他目的；

(ii) 上述貸款(如對於完成工程)只能按認可人士(由購買人按建築物條例、其下的規例及任何修訂法例為開發該地段委任)不時核實購買人開發該地段已支出的款項付予購買人；

(iii) 倘若購買人向署長申請按本特別條件預先書面批准訂立任何協議，處理該地段任何份數或權益連同獨家使用與管有在該地段上已建或擬建建築物的任何單位的權利，購買人、承按揭人及保證金保存人(按下文界定)，須訂立載有署長不時指定或要求的條款及要求之協議，包括但不限於以下各項：

(I) 購買人或保證金保存人按買賣合約(其條件須經過承按揭人批准)(以下簡稱為「買賣合約」)收到有關任何單位該地段的份數或權益的購買價或其中任何部分的一切款項須存入保證金保存人與承按揭人開立、保持及操作並指定作開發該地段的銀行賬戶(以下簡稱為「保證金保存人賬戶」)；

(II) 不能從保證金保存人賬戶支出任何款項，除非取得承按揭人的預先書面批准和按買賣合約的條件及署長同意的條件行事；及

(III) 承按揭人不可撤銷他對購買人承諾，一旦完成買賣將無條件地從建築物按揭的擔保物中解除已全數支付買賣合約規定的總購買價給保證金保存人賬戶的任何單位及該地段任何份數或權益；

(iv) 承按揭人有責任及不可撤銷地承諾，一旦完成買賣將無條件地從建築物按揭的擔保物中解除已全數支付買賣合約規定的總購買價給保證金保存人賬戶的任何單位及該地段任何份數或權益；

(v) 僅在本特別條件中，「保證金保存人」指購買人當時委任擔任買賣合約購買價的保證金保存人的任何律師行。”

對分割的限制

批地文件特別條件第(18)條規定：

“未經署長的預先書面同意，購買人不能分割(不論是通過轉讓或其他處理或通過其他方式)署長按本特別條件已分割該地段或其中任何部分或任何分段。如果經上述同意已對該地段進行分割，本文件特別條件第(16)條適用於按該特別條件對「該地段」進行分割後被有關分段代替與取代的各個分段。”

住宅車位及電單車車位的轉讓限制

批地文件特別條件第(24)條規定：

“(a) 即使已遵守本文件使署長滿意，住宅車位及電單車車位不能

(i) 轉讓，除非

(I) 連同該地段的不可分割份數及獨家使用及管有該地段已建或擬建的大廈住宅單位的權利；或

(II) 給已經是該地段的不可分割份數及有權獨家使用及管有該地段已建或擬建的大廈住宅單位的業主之人士；或

(ii) 分租，除非給該地段已建或擬建的大廈住宅單位的住戶，

但是在任何情況下，不得轉讓或分租超過3個住宅車位和電單車車位給予該地段已建或擬建大廈任何一個住宅單位的業主或住戶。

(b) 即使本特別條件第(a)分條規定，經署長的預先書面同意，購買人可以轉讓所有住宅車位及電單車車位僅給購買人全資擁有的附屬公司。

(c) 本特別條件第(a)分條不適用於轉讓、分租、按揭或抵押整個地段。

(d) 本特別條件第(a)和(b)分條不適用於殘疾人士車位。”

不准碎石

批地文件特別條件第(30)條規定：

“未經署長預先書面同意，不准在該地段內使用碎石機。”

保養地樁

批地文件特別條‘ 件第(31)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，購買人須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，使署長滿意並在署長不時自行酌情要求時提供上述檢驗工程的報告和資料給署長。如果購買人不理會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。購買人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。”

廢土方或石方

批地文件特別條件第(32)條規定：

“(a) 倘若從該地段或開發該地段所影響的其他範圍腐蝕、沖洗或棄置泥土、廢石方、瓦礫、建築廢料或建材(以下簡稱「廢料」)到公共行人徑、道路或路渠、海灘、海底、污水渠、雨水渠、排水渠或溝渠或其他政府物業(以下簡稱「政府物業」)，購買人須自費清理該等廢料並修復對政府物業造成的損壞。購買人須對上述腐蝕、沖洗或棄置造成私人物業的任何損壞或滋擾及引致的一切訴訟、索償及要求賠償政府。

(b) 即使本特別條件第(a)分條規定，署長可以(但沒有責任)應購買人要求清理上述廢料和修復對政府物業造成的損壞。購買人須在要求時支付因此產生的費用。”

損壞服務

批地文件特別條件第(33)條規定：

“購買人須在任何時候，特別是在任何建築、保養、翻新或維修工程(以下簡稱「工程」)期間，採取或促使他人採取一切適當及充分的關注、技巧及預防措施，避免對該土地或其中任何部分之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路、水道、總水喉、道路、行人路、行人徑、街道設施、污水渠、明渠、管道、電纜、電線、公用事業服務或任何其他工程或裝置(以下統稱「服務」)造成任何損壞。購買人在進行上述任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定任何服務的現況及程度，並提交處理任何服務一切方面的書面建議給署長，供他審批，但必須在取得署長對上述工程及建議作出的書面批准後才能進行該等工程。購買人須履行署長對服務的任何要求和承擔符合該等要求支出的費用，包括改道、重鋪或修復的費用。購買人必須自費在一切方面維修、彌補及修復以任何方式進行上述工程對該地段或該等服務造成的任何損壞、干擾或阻塞(明渠、污水渠、雨水渠、排水渠或總水喉須由署長負責修復，除非他另作選擇，購買人須在要求時向政府支付該等工程的費用)，使署長滿意。如果購買人未能對該地段或其中任何部分或該等服務進行上述必要的改道、重鋪、維修、彌補及修復工程，使署長滿意，署長可進行他認為必要的上述改道、重鋪、維修、修復或彌補工程，購買人須在要求時向政府支付該等工程的費用。”

對合併的限制

批地文件特別條件第(41)條規定：

“未經署長的預先書面同意，購買人不能進行或准許或容許他人對在該地段上已建或擬建的任何住宅單位進行任何工程，包括但不限於拆除或更改或分隔任何牆壁或任何樓層或天台板或任何分隔構築物，使該單位在內部連接和出入該地段已建或擬建的任何毗鄰或毗連住宅單位，署長對工程是否導致一個單位內部連接和出入任何毗鄰或毗連住宅單位的決定是最終的及約束購買人。”

不准建墳墓或骨灰龕

批地文件特別條件第(42)條規定：

“不准在該地段搭建或製作墳墓或骨灰龕，亦不准在其內或其上用泥壇、骨灰盒或其他形式埋葬或存放人類遺骸或動物遺骸。”

註：

如欲知全部詳情，請參閱批地文件。該文件可在售樓處的工作時間內免費查閱並在要求及支付必要的影印費後索取其副本。

Information on Public Facilities and Public Open Spaces
公共設施及公眾休憩用地的資料

(A) Any facilities that are required under the land grant to be constructed and provided for the Government, or for public use

Not Applicable.

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

1. Underground Subway Structures

(I) Provisions of the Land Grant

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

"(a) The Purchaser acknowledges that as the date of this Agreement, there are erected within the area shown coloured pink hatched black on the plan annexed hereto (hereinafter referred to as the "the Pink Hatched Black Area") some underground subway structures belonging to the Government (hereinafter referred to as "the Underground Subway Structures"). Without prejudice to the generality of the provisions of General Conditions Nos. 5(a) and 5(b) hereof, the Purchaser shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot as existing on the date of this Agreement subject to the presence of the Underground Subway Structures and no objection or claim of whatsoever nature shall be made or raised by the Purchaser in respect or on account of the same.

(b) Except with the prior written approval of the Director, the Purchaser shall not demolish, alter or interfere with the Underground Subway Structures. The Purchaser shall use care and skill, and take precaution at all times when carrying out works within the lot to avoid causing any damage to the Underground Subway Structures, and shall not carry out works within the lot which in the opinion of the Director (whose opinion shall be final and binding) may affect the Underground Subway Structure.

(c) The Purchaser shall throughout the term hereby agreed to be granted permit the Government, the Director and his officers, contractors and agents, and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Pink Hatched Black Area at all reasonable times and at any time in case of emergency with or without tools, equipment, plant, machinery or motor vehicles for the purposes of inspecting, checking, maintaining, repairing and upgrading the Underground Subway Structures.

(d) The Government shall accept no responsibility or liability for any damage, nuisance or disturbance caused to of suffered by the Purchaser by reason of the presence of the Underground Subway Structures or the exercise of the rights under sub-clause (c) of this Special Condition by the Government, the Director and his officers, contractors and agents and any persons so authorized by the Director or otherwise, and no claim whatsoever shall be made against the Government, the Director and his officers, contractors and agents, and any persons authorized by the Director by the Purchaser in respect of any such loss, damage, nuisance or disturbance whatsoever.

(e) The Purchaser hereby indemnifies and shall keep indemnified the government from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with:

(i) the carrying out of any work as may be approved under sub-clause (b) of this Special Condition; and

(ii) any demolition, alteration or interference with the Underground Subway Structures by the Purchaser; and

(iii) failure on the part of the Purchaser to comply with the obligations imposed on the Purchaser under sub-clauses (b) and (c) of this Special Condition."

(II) Provisions of the DMC

1. "Residential Common Areas and Facilities" means and includes :-

(a) the Accessible Parking Spaces, the Club House, the Residential Bicycle Parking Spaces, the Residential Loading and Unloading Spaces, the Visitor Parking Spaces, the Landscaped Areas, the Pink Hatched Black Area;

(b) external walls, common passages for roof feature maintenance purpose, architectural roof features, boundary fence wall and noise barrier of the Development, reception, lift lobbies, entrance lobby, planters, planting areas, potable pump room, irrigation and cleansing water pump and tank room, sprinkler water tank for Tower 2, fire service water tank for Tower 1, flushing water pump and tank room, drainage provisions, rooms for mail box, ventilation pipe for pipe wells, fire control centers, store, electrical meter cabinets, pipe wells, extra low voltage ducts, telephone ducts, flat roof(s) above transformer room, flat roof above the Owner's Committee Office, canopies, reinforced concrete roof for air-conditioning, lift machine room, potable water pump rooms, lobbies, corridors, staircases, refuse storage and material recovery rooms, pipe ducts, smoke vents, smoke vent outlets, telecommunication and broadcasting equipment room, variant refrigerant volume room for residential recreational facilities, potable water tanks, filtration plant room, flushing water tanks, master water meter room, electrical meter rooms, water meter rooms, fire service pipe ducts, hose reels, reinforced concrete eaves on Roof Floor, duct space for pumping work, flat roofs and planters on Upper Roofs, irrigation points at Ground Floor;

(c) such areas and facilities of and in the Land and the Development intended for the benefit of the Residential Accommodation as a whole or otherwise not of any individual Owner; and

(d) such other areas and facilities of and in the Land and the Development designated as Residential Common Areas and Facilities in accordance with this Deed

which for the purposes of identification only are shown coloured Green, Green Stippled Black, Green Hatched Black, and Green Stippled Black and Green Hatched Black on the DMC Plans, PROVIDED THAT where appropriate, if any parts of the Residential Accommodation :-

(i) are covered by paragraph (a) of the definition of "common parts" set out in section 2 of the Building Management Ordinance and/or

(ii) fall within the categories as specified in the Schedule 1 to the Building Management Ordinance and included under paragraph (b) of the definition of "common parts" set out in section 2 of the Building Management Ordinance,

then such parts shall be deemed to have been included as, and shall form part of, the Residential Common Areas and Facilities,

but shall exclude the Development Common Areas and Facilities and the Carpark Common Areas and Facilities;

2. Clause 5.1(yy) of the DMC stipulates that:-

"Subject to the provisions of the Building Management Ordinance, the management of the Land and the Development shall be undertaken by the Manager for an initial period of two (2) years from the date of this Deed and shall continue until terminated as provided under Clause 4.1 of this Deed and each Owner hereby irrevocably APPOINTS the Manager as agent for all Owners in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of this Deed and subject to provisions of the Building Management Ordinance the Manager has the authority to act for and behalf of all Owners in accordance with the provisions of this Deed. In addition to the other powers expressly provided in this Deed, the Manager shall have authority to do all such acts and things as may be necessary or expedient for or in connection with the Land and the Development and the management thereof including in particular but without in any way limiting the generality of the foregoing :-

(yy) to maintain all areas, open spaces and other facilities (including but not limited to the Greenery Area, the Landscaped Areas, the Noise Mitigation Measures and the Pink Hatched Black Area) as are required to be maintained under the provisions of the Government Grant;"

A plan showing Pink Hatched Black Area is appended hereto at the end of this section.

3. In relation to the Pink Hatched Black Area mentioned in paragraph 2 above, it is required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development, and those owners are required to meet a proportion of the expense of managing, operating or maintaining the Pink Hatched Black Area through the management expenses apportioned to the residential properties concerned.

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

Not Applicable.

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

Not Applicable.

(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住所設施

不適用

(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. 地下隧道構築物

(I) 批地文件的條文

1. 批地文件特別條件第(2)條規定：

"(a) 購買人承認在本協議之日，已在本公契附錄的圖則上用粉紅色加黑斜線顯示的範圍（以下簡稱「粉紅色加黑斜線範圍」）內搭建了屬於政府的若干地下隧道構築物（以下簡稱「地下隧道構築物」）。在不影響本批地文件一般條件第5(a)和5(b)條的一般適用範圍下，購買人應視為滿意並接受在本協議之日該地段現有的狀態及狀況及存在的地下隧道構築物，購買人不能對此或因此而作出或提出任何性質的異議或索償。

(b) 未經署長的預先書面批准，購買人不能拆除、更改或干涉地下隧道構築物。購買人在該地段內進行工程時須盡量謹慎行事，採取預防措施避免對地下隧道構築物造成任何損壞和不能在該地段內進行署長認為（署長的看法是最終的及具有約束力）可能影響地下隧道構築物的工程。

(c) 購買人須在本文件允許及授予的租期內准許政府、署長及他的官員、承建商及代理人和署長授權的任何人士有權在一切合理時間內及在緊急情況下隨時帶上或不帶工具、設備、機械、機器或車輛出入及再出入粉紅色加黑斜線範圍，旨在視察、檢查、保養、維修及提升地下隧道構築物。

(d) 政府對地下隧道構築物的存在或政府、署長及他的官員、承建商及代理人和署長授權的任何人士行使本特別條件第(c)項的權利或其他方面造成購買人任何損壞、滋擾或干擾，毋須承擔任何責任，購買人不能對上述任何損失、損害、滋擾或干擾向政府、署長及他的官員、承建商及代理人和署長授權的任何人士提出索償。

(e) 購買人須對下列原因直接或間接造成或有關的一切責任、索償、費用、要求、訴訟或其他司法程序彌償及保障政府：

(i) 進行本特別條件第(b)項批准的任何工程；

(ii) 購買人拆除、更改或干涉地下隧道構築物；及

(iii) 購買人未能履行本特別條件第(b)和(c)項施加給購買人的責任。"

(II) 公契的條文

1. 「住宅公用地方及設施」指並包括：

(a) 無障礙車位、會所、住宅單車車位、住宅裝卸區、訪客車位、園林區、粉紅色加黑斜線範圍；

(b) 外牆、用作保養天台建築裝飾的通道、天台建築裝飾、發展項目的圍牆及隔音屏障、接待處、升降機大堂、入口大堂、花槽、種植區、食水泵房、灌溉及清潔水泵及水箱房、二座的灑水器水箱、一座的大廈消防水箱、沖廁水泵及水箱房、排水設施、郵箱房、管井的通風管道、消防控制中心、儲物室、電錶櫃、管井、超低電壓槽、電話槽、變壓器房上面的平台、業主委員會辦事處上面的平台、天篷、空調機的鋼筋混凝土天台、升降機機房、食水泵房、大堂、走廊、樓梯、垃圾存放及物料回收房、管槽、排煙孔、排煙孔出口、電訊及廣播設備房、住宅康樂設施的變量製冷房、食水水箱、過濾機房、沖廁水水箱、主水錶房、電錶房、水錶房、消防管槽、喉轆、天台上的鋼筋混凝土屋簷、泵水工程的管槽區、上層屋頂的平台及花槽、地面的灌溉點；

(c) 該土地及發展項目內擬供整個住宅區共同享用或並非供個別業主獨用的地方及設施；及

(d) 按本公契指定作為住宅公用地方及設施的地方及設施。

在公契圖則上用綠色、綠色加黑點、綠色加黑斜線及綠色加黑點及綠色加黑斜線顯示，僅供識別，但是如適用，如果住宅區的任何部分：

(i) 被建築物管理條例第2條列明的「公用部分」定義的(a)段所涵蓋；及

(ii) 屬於建築物管理條例第一附表內指定的類別並納入建築物管理條例第2條列明的「公用部分」定義的(b)段，

則該等部分應視為被納入並構成住宅公用地方及設施，

但不包括發展項目公用地方及設施和停車場公用地方及設施；

2. 公契第5.1(yy)條規定；

"除建築物管理條例的規定外，管理人須負責該土地及發展項目的管理，任期從本公契之日起的初期2年，其後繼續委任直至按本公契第4.1條規定終止委任。每個業主特此不可撤銷地委任管理人作為代理人，正式授權其代表全體業主按本公契的規定處理涉及公用地方及設施的一切事宜。除建築物管理條例的規定外，管理人具有授權代表全體業主按本公契行事。除了本公契明文規定的其他權力外，管理人具有授權作出有關該土地及發展項目及其管理所必要或適當的一切行為及事情，在任何方面不限制上述一般適用範圍下，特別是包括以下各項：

(yy) 保養政府批地文件要求保養的一切地方、休憩用地及其他設施(包括但不限於綠化區、園林區、噪音消減措施及粉紅色加黑斜線範圍)。"

在本章節結尾處附上粉紅色加黑斜線範圍位置的圖則。

3. 對於以上第2段提及的粉紅色加黑斜線範圍，須由發展項目的住宅物業的擁有人須出資進行管理、營運或維持，該等擁有人按現定須以由有關住宅物業分攤的開支，應付管理、營運或維持該粉紅色加黑斜線範圍的部份開支。

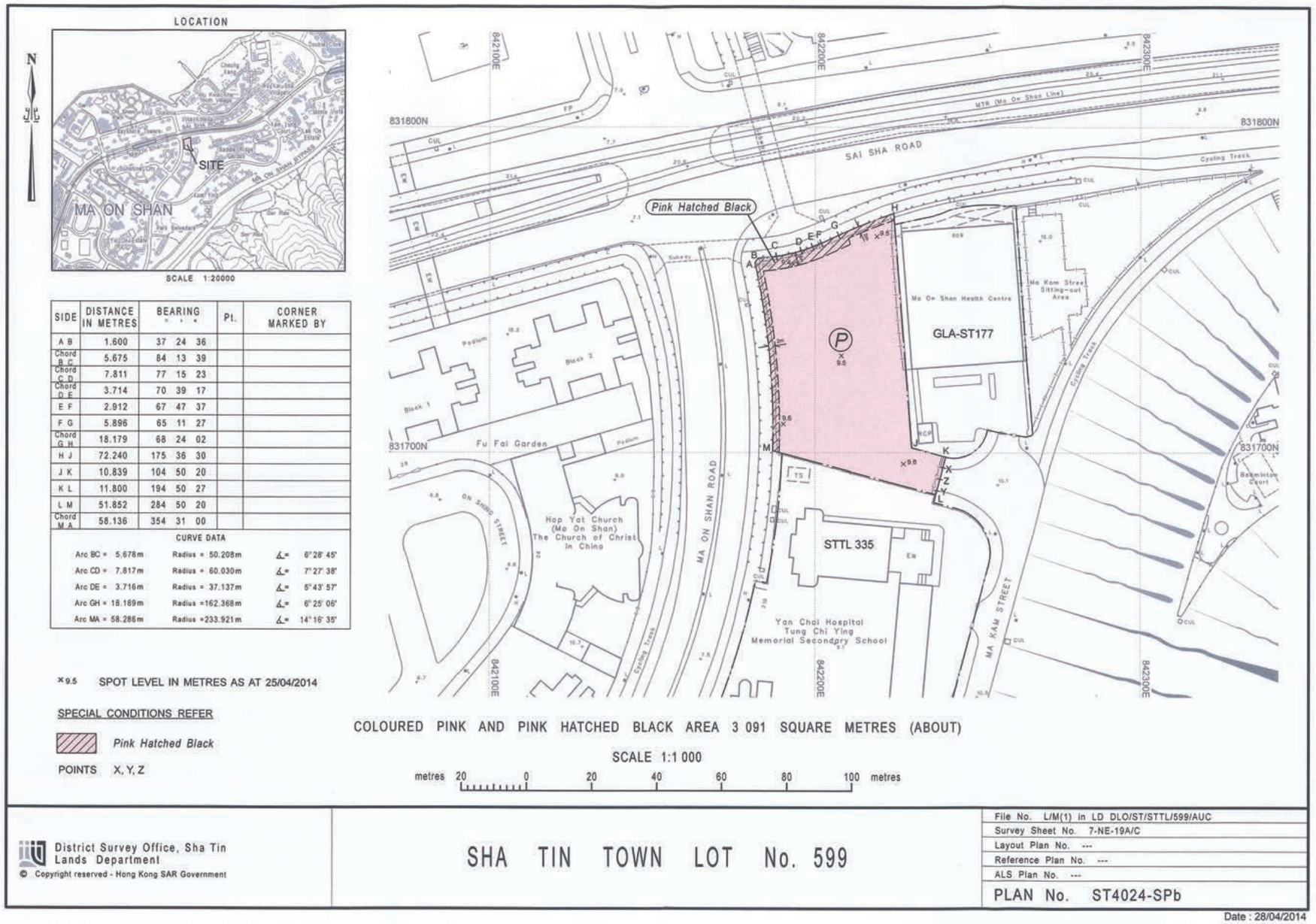
(C) 根據批地文件規定須由發展項目中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何公眾休憩用地

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份

不適用

Information on Public Facilities and Public Open Spaces
公共設施及公眾休憩用地的資料



Legend 圖例

Pink Hatched Black
粉紅色加黑色斜線

Notes:

1. This plan is an extract from the plan annexed to the Land Grant.
2. The plan is for showing the location of Pink Hatched Black Area (as at the date of Land Grant) only. Other matters shown on the plan may not reflect their latest conditions.

註：

1. 此圖摘錄自批地文件附圖。
2. 本圖謹作顯示(於批地文件所示的日期)粉紅色加黑色斜線範圍之位置。圖中所示之其他事項未必能反映其最新狀況。

Warning to Purchasers
對買方的警告

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

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

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

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

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

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

(a) 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。

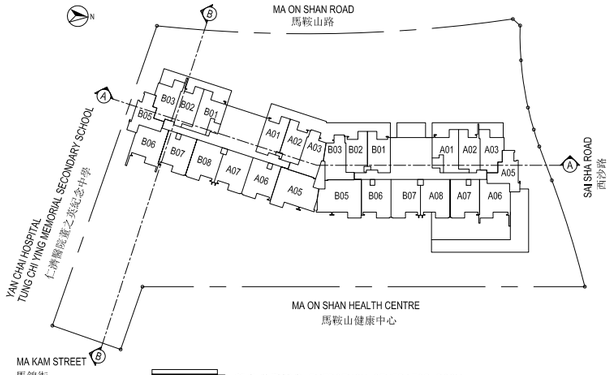
(c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突—

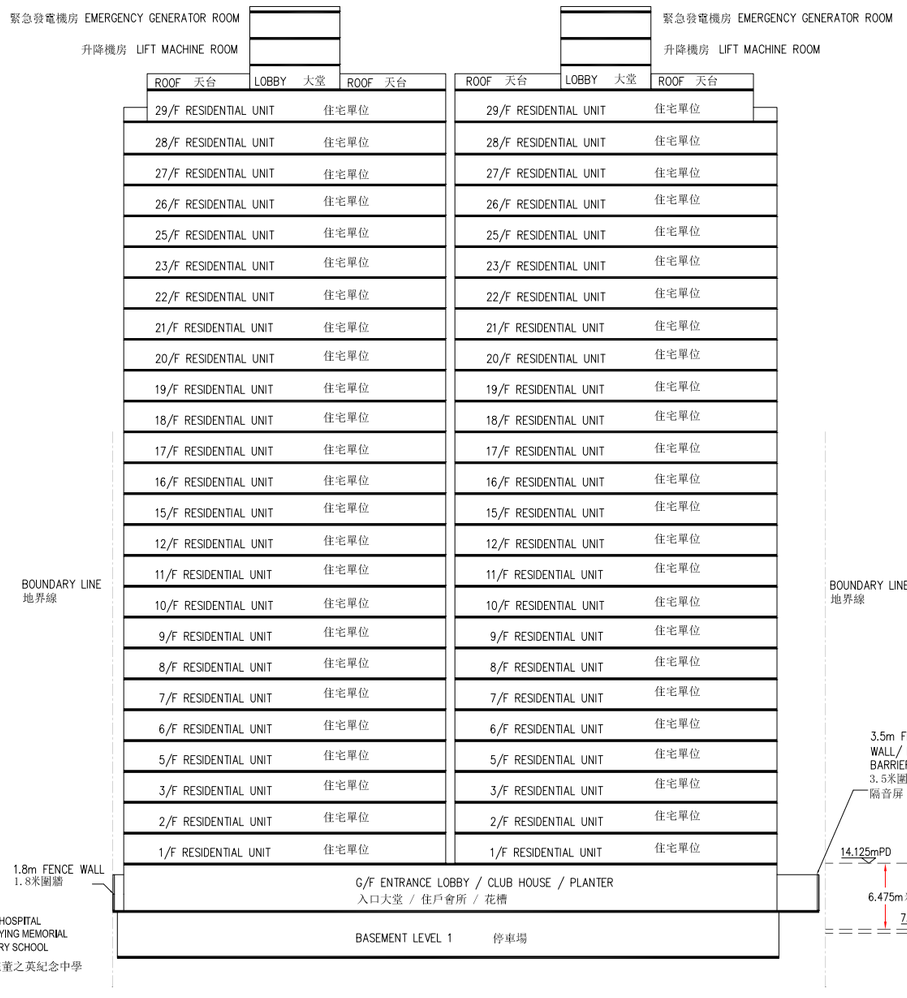
(i) 該律師事務所可能不能夠保障買方的利益；及

(ii) 買方可能要聘用一間獨立的律師事務所；及

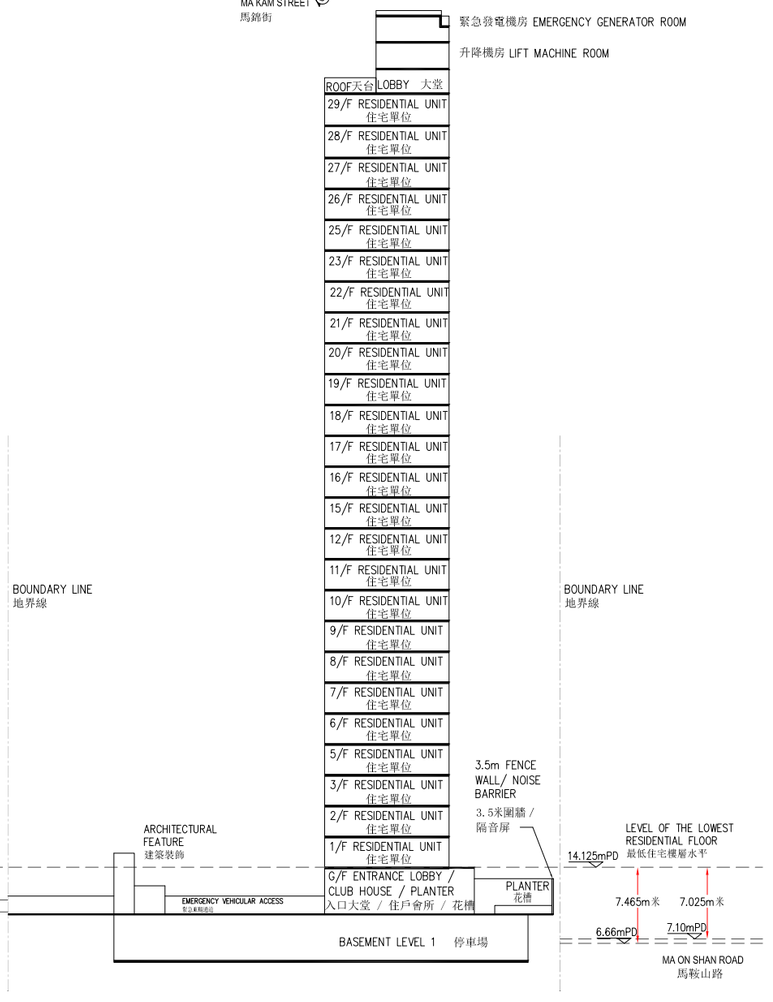
(iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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**



CROSS – SECTION PLAN B–B
橫截面圖 **B-B**

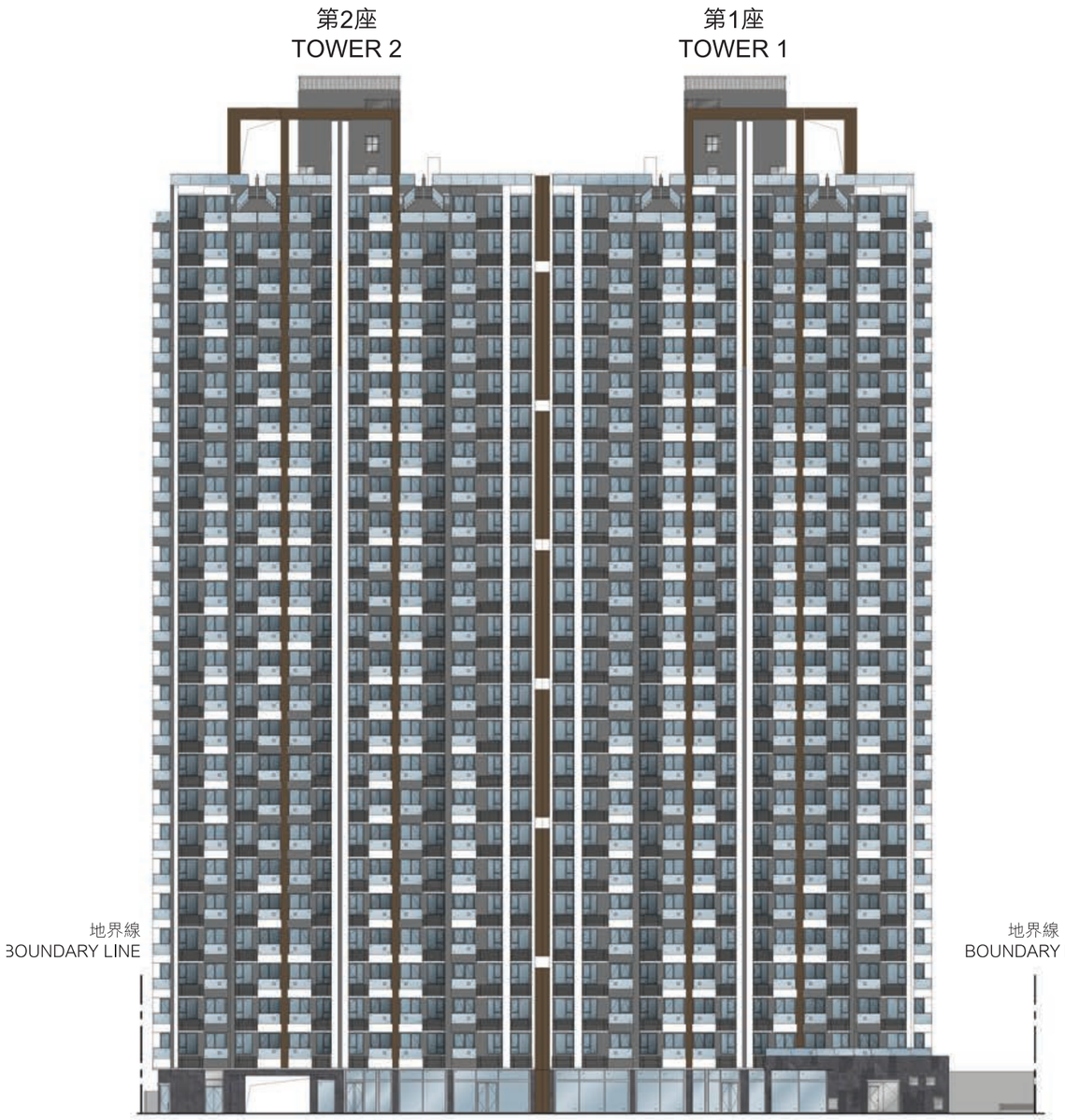
1. The part of Ma On Shan Road adjacent to the building is 6.66 to 7.10 metres above the Hong Kong Principal Datum.
2. The part of Ma Kam Street adjacent to the building is 9.74 to 10.15 metres above the Hong Kong Principal Datum.
3. The part of Sai Sha Road adjacent to the building is7.26 to 7.65 metres above the Hong Kong Principal Datum.

Dotted line (- - - - - - - - - - - - - -) denotes the lowest residential floor.

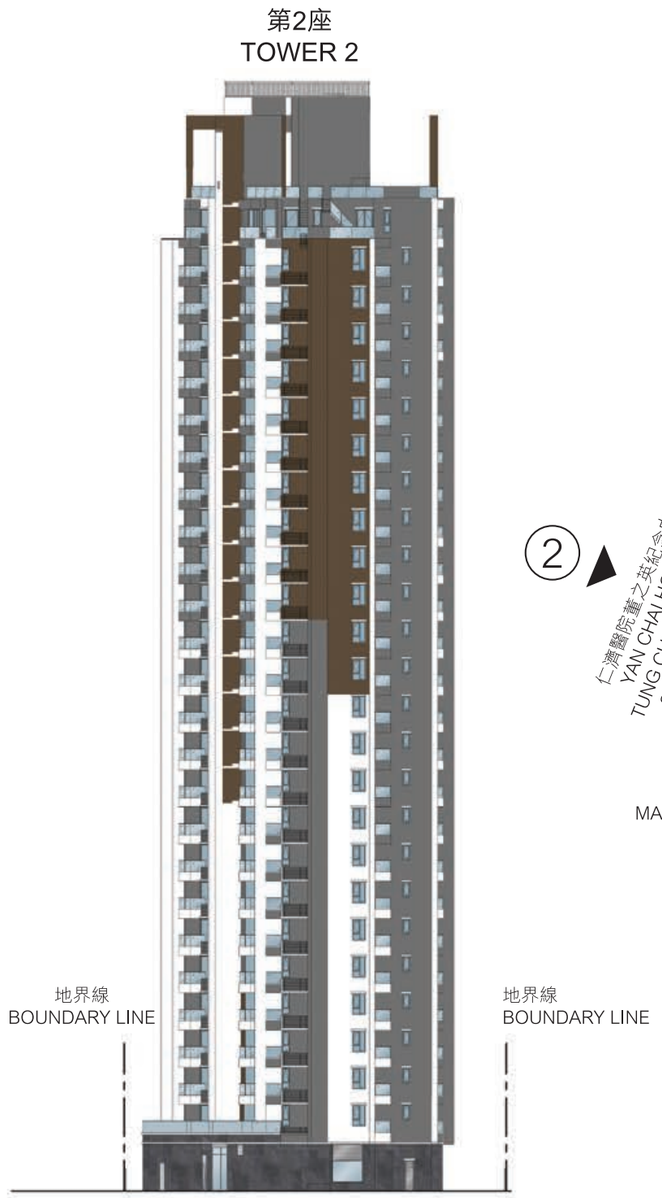
1. 毗連建築物的一段馬鞍山路為香港主水平基準以上6.66至7.10 米。
2. 毗連建築物的一段馬錦街為香港主水平基準以上9.74至10.15米。
3. 毗連建築物的一段西沙路為香港主水平基準以上7.26至7.65米。

虛線 (- - - - - - - - - - - - - -) 為最低住宅樓層水平。

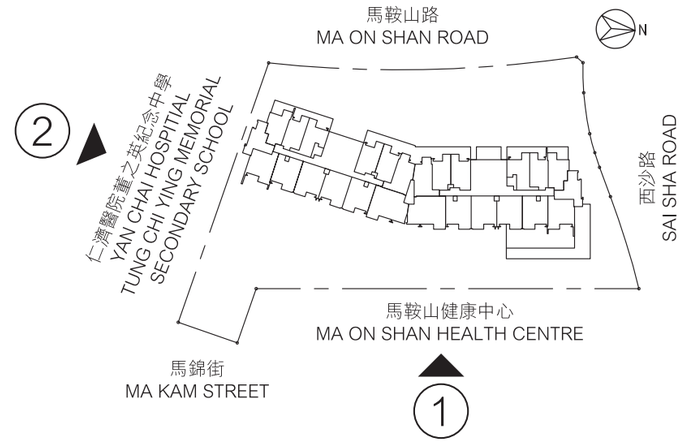
Elevation Plan
立面圖



立面 ELEVATION 1



立面 ELEVATION 2



The Authorized Person for the Development certifies that the elevations shown on the above plans:

(a) are prepared on the basis of the approved building plans for the Development as of 7 April 2017; and

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

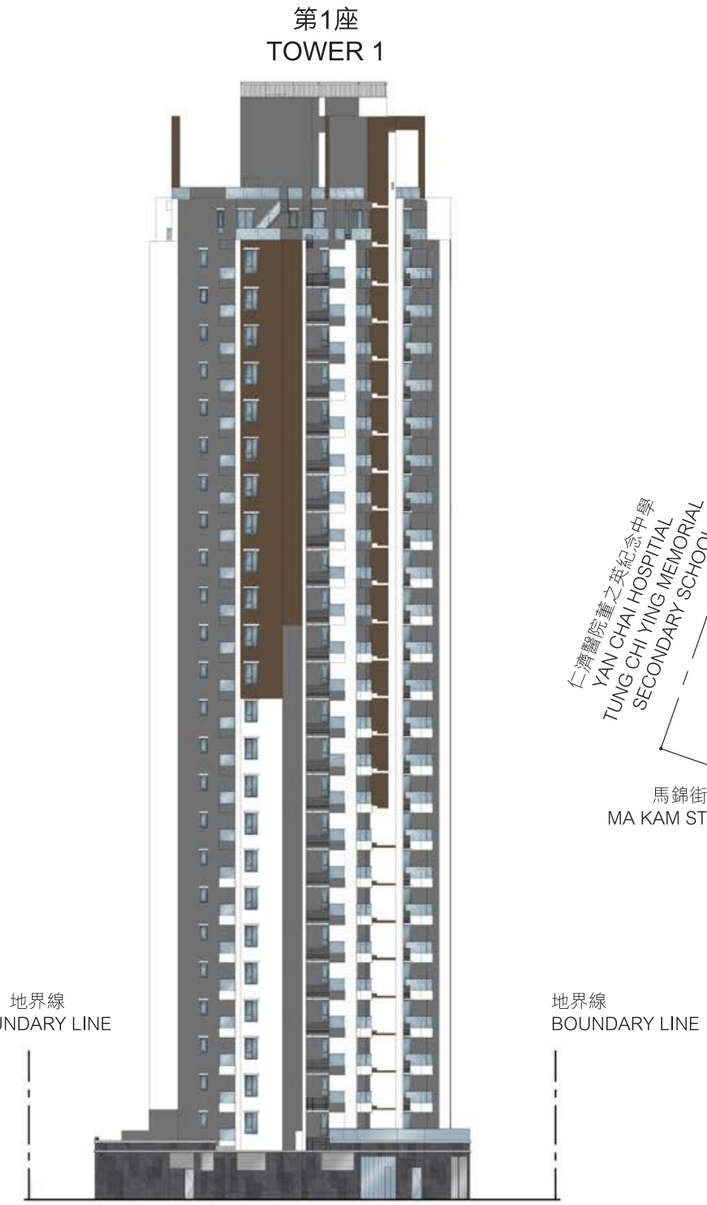
發展項目的認可人士證明上圖顯示的立面:

(a) 以2017年4月7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

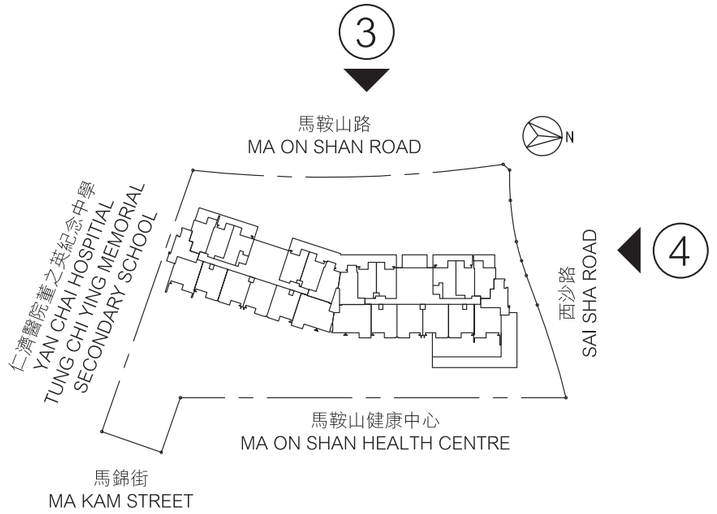
(b) 大致上與發展項目的外觀一致。

Elevation Plan
立面圖

立面 ELEVATION 3



立面 ELEVATION 4



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發展項目的認可人士證明上圖顯示的立面:

(a) 以2017年4月7日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

(b) 大致上與發展項目的外觀一致。

Information on Common Facilities in the Development
發展項目中的公用設施的資料

		Covered 有上蓋遮蓋	Uncovered 無蓋遮蓋	Total Area 總面積
Residents' clubhouse (including any recreational facilities for residents' use) 住客會所 (包括供住客使用的任何康樂設施)	sq.ft. 平方呎	6,557	2,368	8,925
	sq.m. 平方米	609.231	220.034	829.265
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	-	-	-
	sq.m. 平方米	-	-	-

Note:

Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest square foot.

備註：

以平方呎顯示之面積均依據 1 平方米=10.764平方呎換算，並以四捨五入至整數。

Inspection of Plans and Deed of Mutual Covenant
閱覽圖則及公契

The address of the website on which a copy of the outline zoning plan relating to the Development is available at

www.ozp.tpb.gov.hk

A copy of the latest draft deed of mutual covenant in respect of the residential properties in the Development as at the date on which the residential property is offered to be sold is available for inspection at the place at which the residential property is offered to be sold.

The inspection is free of charge.

備有關於發展項目的分區計畫大綱圖的文本供閱覽的互聯網網站的網址為

www.ozp.tpb.gov.hk

住宅物業的公契在將住宅物業提供出售的日期的最新擬稿存放在住宅物業的售樓處，以供閱覽。

無須為閱覽付費。

Fittings, Finishes and Appliances
裝置、裝修物料及設備

1. Exterior Finishes

	Item	Description	
(a)	External Wall	Type of finishes	Ground Floor: Natural stone, glass wall and aluminium louvre
			Tower: Ceramic tiles, glass wall and aluminium louvre
(b)	Window	Material of frame	Aluminium window frame finished with fluorocarbon coating
		Material of glass	Tinted glass for living/dining room, bedroom and kitchen. Tinted obscured glass for bathroom.
(c)	Bay Window	Material	Not provided
		Window sill finishes	Not provided
(d)	Planter	Type of finishes	Not provided
(e)	Verandah or balcony	Type of finishes	Balcony: Glass balustrade with aluminum handrail
			Floor: Ceramic tiles and artificial wood deck
			Wall: Ceramic tiles
			Ceiling: Emulsion paint for the following residential units: - Unit A01, A02, A03, A06, A07, A08, B01, B02, B03, B05, B06 and B07 on 1/F at Tower 1 - Unit A06, A07, A08, B05, B06 and B07 on 2/F-28/F at Tower 1 - Unit A02, A03, A05, B02, B03, B05 on 29/F at Tower 1 - Unit A01, A02, A03, A05, A06, A07, B01, B02, B05, B06, B07 and B08 on 1/F at Tower 2 - Unit A05, A06, A07, B05, B06, B07 and B08 on 2/F-28/F at Tower 2 - Unit A02, A03, A05, B02, B03, B05 on 29/F at Tower 2
			Ceiling: Emulsion paint and Acoustic panel for the following residential units: - Unit A05 on 1/F at Tower 1 - Unit A01, A02, A03, A05, B01, B02 and B03 on 2/F-28/F at Tower 1 - Unit A01 and B01 on 29/F at Tower 1 - Unit B03 on 1/F at Tower 2 - Unit A01, A02, A03, B01, B02 and B03 on 2/F-28/F at Tower 2 - Unit A01 and B01 on 29/F at Tower 2
		Whether it is covered	Balcony is covered
		Verandah	Not provided
(f)	Drying facilities for clothing	Type	Not provided
		Material	Not provided

2. Interior Finishes (Tower 1 and Tower 2)

Item				Description		
				Wall	Floor	Ceiling
(a)	Lobby	Type of Finishes	Entrance Lobby on Ground Floor	Natural stone, metal panel, glass panel and wood veneer	Natural stone	Calcium silicate board false ceiling finished with emulsion paint where exposed
			Lift Lobby on Residential Floor	Porcelain tiles, metal panel, glass panel and plastic laminated	Porcelain tiles	Calcium silicate board false ceiling finished with emulsion paint where exposed
			Lift Lobby on Basement One Floor	Porcelain tiles, metal panel, glass panel and wood veneer	Porcelain tiles	Calcium silicate board false ceiling finished with emulsion paint where exposed
			Lobby on Roof Floor	Homogenous tiles	Homogenous tiles	Calcium silicate board false ceiling finished with emulsion paint where exposed
				Wall	Ceiling	
(b)	Internal wall and ceiling	Type of Finishes	Living/ Dining room	Emulsion paint	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead.	
			Bedroom	Emulsion paint	Finished with emulsion paint. Partly equipped with gypsum board false ceiling and ceiling bulkhead.	
				Floor		Skirting
(c)	Internal floor	Material	Living/ Dining room	Engineered timber flooring. Floor border along door to balcony and flat roof are natural stone.		Timber skirting
			Bedroom	Engineered timber flooring. Floor border along door to balcony and flat roof are natural stone.		Timber skirting
				Wall	Floor	Ceiling
(d)	Bathroom	Type of finishes		Porcelain tiles	Porcelain tiles	Aluminum false ceiling
		Whether the wall finishes run up to ceiling		Run up to false ceiling level		
				Wall	Floor	Ceiling / Cooking Bench
(e)	Kitchen	Type of finishes		Plastic laminate and glass panel (except areas covered by kitchen cabinet) All units except Unit A05, B03 and B05 on 29/F at Tower 1 and Unit A03, A05 and B05 on 29/F at Tower 2 Porcelain tiles, plastic laminate and glass panel (except areas covered by kitchen cabinet) - Unit A05, B03 and B05 on 29/F at Tower 1 - Unit A03, A05 and B05 on 29/F at Tower 2	Engineered timber flooring (except areas covered by kitchen cabinet) All units except Unit A05, B03 and B05 on 29/F at Tower 1 and Unit A03, A05 and B05 on 29/F at Tower 2 Porcelain tiles (except areas covered by kitchen cabinet) - Unit A05, B03 and B05 on 29/F at Tower 1 - Unit A03, A05 and B05 on 29/F at Tower 2	Gypsum board false ceiling finished with emulsion paint where exposed - All units except Unit A05, B03 and B05 on 29/F at Tower 1, Unit A03, A05 and B05 on 29/F at Tower 2 Aluminum false ceiling - Unit A05, B03 and B05 on 29/F at Tower 1 - Unit A03, A05 and B05 on 29/F at Tower 2 / Solid surface material
		Whether the wall finishes run up to ceiling		Run up to false ceiling level		

3. Interior Fittings (Tower 1 and Tower 2)

Item			Description		
			Material	Finishes	Accessories
(a)	Doors	Main entrance door	Solid core fire rated timber door	Door: Plastic laminated and wood veneered Door frame: Plastic laminated and wood veneered	"Kaba" electronic lockset, door closer, door viewer, door stopper and door hinges
		Balcony door	Aluminium frame finished with fluorocarbon coating	Tinted glass	Lockset, door stopper and door hinges
		Utility platform door	Not applicable	Not applicable	Not applicable
		Flat roof door - Unit A01, A02, A03, A06, A07, A08, B01, B02, B03 on 1/F at Tower 1 - Unit A01, A02, A03, A05, B02, B03, B05 on 29/F at Tower 1 - Unit A01, A02, A03, B01, B02, B03 on 1/F at Tower 2 - Unit A02, A03, A05, B01, B02, B03, B05 on 29/F at Tower 2	Aluminium frame finished with fluorocarbon coating	Tinted glass	Lockset, door stopper and door hinges
		Stairhood door - Unit B01 on 29/F at Tower 1 and Unit A01 on 29/F at Tower 2	Aluminium frame finished with fluorocarbon coating	Tinted glass	Lockset, door stopper and door hinges
		Bedroom door	Hollow core timber door	Door: Plastic laminated and wood veneered Door frame: Wood veneered	Lockset, door stopper and door hinges
		Bathroom door	Hollow core timber door	Door: Plastic laminated, metal louver and wood veneered Door frame: Wood veneered	Lockset, door stopper and door hinges
		Kitchen door - Unit A05, B03, B05 on 29/F at Tower 1 - Unit A03, A05 and B05 on 29/F at Tower 2	Tinted glass door	Tinted glass	Door stopper and door hinges
			Fittings& equipment	Type	Material
(b)	Bathroom	(i) Type and material of fittings and equipment	Cabinet	Basin countertop	Solid surface material
				Basin cabinet	Timber basin cabinet panel finished with plastic laminate, glass panel, metal panel, and solid surface material
				Mirror cabinet	Timber mirror cabinet finished with plastic laminate and metal panel
			Bathroom fittings	Wash basin mixer	Chrome plated
				Water closet	Vitreous china
				Wash basin	Vitreous china
				Shower set	Chrome plated
				Shower compartment	Clear tempered glass
				Towel bar	Chrome plated
				Paper holder	Chrome plated
				Robe hook	Chrome plated
				Glass shelf	Chrome plated and clear glass
			Bathroom appliances	For appliances provision and brand name, please refer to the "Appliances Schedule"	
		(ii) Type and material of water supply system		Please refer to "3.(j) Water Supply" below	
		(iii) Type and material of bathing facilities (including shower or bathtub, if applicable)	Shower	Shower set	Chrome plated
		(iv) Size of bathtub (if applicable)		Not provided	

3. Interior Fittings (Tower 1 and Tower 2)

Item			Description		
			Material		
(c)	Kitchen	(i) Sink unit	Stainless steel		
		(ii) Water supply system	Copper water pipes for both hot and cold water supply		
			Material	Finishes	
		(iii) Kitchen cabinet	Timber cabinet	Plastic laminated	
		(iv) Type of all other fittings and equipment	All units with open kitchen are fitted with the following fire services installations and equipment: sprinkler heads in the open kitchen and smoke detectors near open kitchen.		
			Other fittings	Chrome plated sink mixer	
			Other equipment	For the appliances provision and brand name, please refer to the "Appliances Schedule"	
			Fittings	Type	Material
(d)	Bedroom	Fittings (including built-in wardrobe)	Built-in wardrobe	Not provided	Not provided
			Other fittings	Not provided	Not provided
(e)	Telephone	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(f)	Aerials	Location and number of connection points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(g)	Electrical installations	(i) Electrical fittings (including safety devices)	Electrical fittings	Faceplate for all switches and power sockets	
			Safety devices	Three phases electricity supply with miniature circuit breaker distribution board	
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed. Other than those parts of the conduits concealed within concrete, the rest of them are exposed. The exposed conduits may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.		
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
(h)	Gas supply	Type	Not provided		
		System	Not provided		
		Location	Not provided		
(i)	Washing machine connection point	Location	Please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"		
		Design	Drain point and water point are provided for washer & dryer		
(j)	Water supply	(i) Material of water pipes	Cold water supply	Copper	
			Hot water supply	Copper	
			Flushing water supply	UPVC	
		(ii) Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed. Other than those parts of the water pipes concealed within concrete, the rest of them are exposed. The exposed water pipes may be covered or hidden by false ceilings, bulkheads, cabinets, claddings, non-concrete partition walls, designated pipe ducts or other materials.		
		(iii) Whether hot water is available	Hot water supply to kitchen and bathroom		

4. Miscellaneous (Tower 1 and Tower 2)

Item			Description		
			Residential lift		
(a)	Lifts	(i) Brand name and model number	Brand Name	Hitachi	
			Model Number	HGP-900-CO150	
		(ii) Number and floors served by them	Number of lifts	Two lifts are provided for each residential tower	
			Floor served by the lifts	B1/F to 29/F (4/F, 13/F, 14/F & 24/F are omitted)	
(b)	Letter box	Material	Stainless steel		
(c)	Refuse collection	(i) Means of refuse collection	By cleaners		
		(ii) Location of refuse room	Refuse storage and material recovery room is located in the common area of each floor. Refuse storage and material recovery chamber is located on G/F.		
			Water meter	Electricity meter	Gas meter
(d)	Water meter, electricity meter and gas meter	(i) Location	Common water meter room on each floor	Common electrical meter cabinet on each floor	Not provided
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Not provided

5. Security facilities (Tower 1 and Tower 2)

Item	Description	
Security system and equipment	Access control and security system	Visitor intercom panel with smart card reader for access control are provided at entrance lobby on G/F, and connect to door phone provide of each residential unit. Smart card reader for access control is provided at entrance of clubhouse.
	CCTV	CCTV system is provided at car park, lift lobby on B1/F, entrance lobby on G/F, lifts, clubhouse and planting area and connected to management office.
Details of built-in provisions	Door phone connecting to entrance lobby on G/F is provided in all residential units	
Location of built-in provisions	For the location of door phone, please refer to the "Schedule of Mechanical & Electrical Provisions of Residential Properties"	

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

1. 外部裝修物料

	細項	描述	
(a)	外牆	裝修物料的類型	地下：天然石、玻璃牆及鋁質百葉
			大樓：瓷磚、玻璃牆及鋁質百葉
(b)	窗	框的用料	氟碳噴塗鋁窗框
		玻璃的用料	客/飯廳、睡房及廚房採用有色玻璃。 浴室採用磨砂有色玻璃。
(c)	窗台	用料	沒有提供
		窗台板的裝修物料	沒有提供
(d)	花槽	裝修物料的類型	沒有提供
(e)	陽台或露台	裝修物料的類型	露台：玻璃欄河及鋁質扶手
			地台：瓷磚及人造木平台
			牆身：瓷磚
			天花：以下住宅單位髹乳膠漆： - 第一座一樓 A01、A02、A03、A06、A07、A08、B01、B02、B03、B05、B06 及 B07單位 - 第一座二至二十八樓 A06、A07、A08、B05、B06 及B07單位 - 第一座二十九樓 A02、A03、A05、 B02、B03 及B05 單位 - 第二座一樓 A01、A02、A03、A05、A06、A07、B01、B02、B05、B06、B07 及 B08單位 - 第二座二至二十八樓 A05、A06、A07、B05、B06、B07 及 B08單位 - 第二座二十九樓 A02、A03、A05、B02、B03 及 B05單位 天花：以下住宅單位髹乳膠漆及鋪設隔音板： - 第一座一樓 A05 單位 - 第一座二至二十八樓 A01、A02、A03、A05、B01、B02 及 B03 單位 - 第一座二十九樓 A01 及 B01單位 - 第二座一樓 B03 單位 - 第二座二至二十八樓 A01、A02、A03、B01、B02 及 B03 單位 - 第二座二十九樓 A01 及 B01單位
		是否有蓋	露台有蓋
		陽台	沒有提供
(f)	乾衣設施	類型	沒有提供
		用料	沒有提供

2. 室內裝修物料(第1座及第2座)

細項				描述			
				牆壁	地板	天花板	
(a)	大堂	裝修物料的類型	地下住宅入口大堂	天然石、金屬板、玻璃及木皮飾面	天然石	矽酸鈣板假天花及外露位置髹乳膠漆	
			住宅層升降機大堂	高溫瓷質磚、金屬板、玻璃及膠板	高溫瓷質磚	矽酸鈣板假天花及外露位置髹乳膠漆	
			地庫1樓升降機大堂	高溫瓷質磚、金屬板、玻璃及木皮飾面	高溫瓷質磚	矽酸鈣板假天花及外露位置髹乳膠漆	
			天台大堂	均質磚	均質磚	矽酸鈣板假天花及外露位置髹乳膠漆	
				牆壁	天花板		
(b)	內牆及天花板	裝修物料的類型	客廳/飯廳	乳膠漆	髹乳膠漆。部分位置裝設石膏板假天花及假陣。		
			睡房	乳膠漆	髹乳膠漆。部分位置裝設石膏板假天花及假陣。		
				地板	牆腳線		
(c)	內部地板	用料	客廳/飯廳	複合木地板。露台及平台沿門之地台圍邊部分鋪砌天然石。	木腳線		
			睡房	複合木地板。露台及平台沿門之地台圍邊部分鋪砌天然石。	木腳線		
				牆壁	地板	天花板	
(d)	浴室	裝修物料的類型		高溫瓷質磚	高溫瓷質磚	鋁質假天花	
		牆壁的裝修物料是否鋪至天花板		鋪砌至假天花高度			
				牆壁	地板	天花板	灶台
(e)	廚房	裝修物料的類型		膠板及玻璃飾面 (廚櫃背除外) 所有單位 (第一座二十九樓 A05、B03、B05 及第二座二十九樓 A03、A05、B05 單位除外) 高溫瓷質磚、膠板及玻璃飾面 (廚櫃背除外) - 第一座二十九樓 A05、B03 及 B05 單位 - 第二座二十九樓 A03、A05 及 B05 單位	複合木地板 (廚櫃底除外) 所有單位 (第一座二十九樓 A05、B03、B05 及第二座二十九樓 A03、A05、B05 單位除外) 高溫瓷質磚 (廚櫃背除外) - 第一座二十九樓 A05、B03 及 B05 單位 - 第二座二十九樓 A03、A05 及 B05 單位	石膏板假天花及外露位置髹乳膠漆: - 所有單位 (第一座二十九樓 A05、B03 及 B05、第二座二十九樓 A03、A05 及 B05 除外) 鋁質假天花: - 第一座二十九樓 A05、B03 及 B05 - 第二座二十九樓 A03、A05 及 B05	實心面板
		牆壁的裝修物料是否鋪至天花板		鋪砌至假天花高度			

3. 室內裝置 (第1座及第2座)

細項			描述		
			用料	裝修物料	配件
(a)	門	單位大門	實心防火木門	門: 膠板及木皮飾面木框 門框: 膠板及木皮飾面木框	「Kaba」電子門鎖、氣鼓、防盜眼、門頂及門鉸
		露台門	氟化碳噴塗鋁質框	有色玻璃	門鎖、門頂及門鉸
		工作平台門	不適用	不適用	不適用
		平台門 - 第一座一樓 A01、 A02、 A03、 A06、 A07、 A08、 B01、 B02及 B03 單位 - 第一座二十九樓 A01、 A02、 A03、 A05、 B02、 B03及 B05 單位 - 第二座一樓 A01、 A02、A03、 B01、 B02 及 B03 單位 - 第二座二十九樓 A02、 A03、 A05、 B01、 B02、 B03及 B05 單位	氟化碳噴塗鋁質框	有色玻璃	門鎖、門頂及門鉸
		梯房門 - 第一座二十九樓 B01 單位及第二座二十九樓 A01 單位	氟化碳噴塗鋁質框	有色玻璃	門鎖、門頂及門鉸
		睡房門	木面夾板木門	門: 膠板及木皮飾面木框 門框: 木皮飾面木框	門鎖、門頂及門鉸
		浴室門	木面夾板木門	門: 膠板、金屬百葉及木皮飾面木框 門框: 木皮飾面木框	門鎖、門頂及門鉸
		廚房門	有色玻璃門	有色玻璃	門頂及門鉸
		廚房門 - 第一座二十九樓 A05、 B03 及 B05 單位 - 第二座二十九樓 A03、 A05 及 B05 單位	有色玻璃門	有色玻璃	門頂及門鉸
			裝置及設備	類型	用料
(b)	浴室	(i) 裝置及設備的類型及用料	櫃	檯面	實心面板
				洗手盆櫃	木製洗手盆櫃配膠板、玻璃、金屬飾面及實心面板
				鏡櫃	木製鏡櫃配膠板及金屬飾面
			潔具	洗手盆水龍頭	鍍鉻
				坐廁	搪瓷
				洗手盆	搪瓷
				花灑套裝	鍍鉻
				淋浴間	強化清玻璃
				毛巾架	鍍鉻
				廁紙架	鍍鉻
				毛巾掛勾	鍍鉻
				玻璃層架	鍍鉻及清玻璃
			浴室設備	隨樓附送的設備及品牌，請參閱「設備説明」	
		(ii) 供水系統的類型及用料		請參閱下文「3. (j) 供水」一欄。	
		(iii) 淋浴設施的類型及用料 (包括花灑或浴缸 (如適用的話))	花灑	花灑套裝	鍍鉻
		(iv) 浴缸大小 (如適用的話)		沒有提供	

3. 室內裝置 (第1座及第2座)

細項			描述		
			用料		
(c)	廚房	(i) 洗滌盆	不銹鋼		
		(ii) 供水系統	冷熱水喉均為銅喉		
			用料	裝修物料	
		(iii) 櫥櫃	木製櫥櫃	膠板	
		(iv) 所有其他裝置及設備的類型	所有有開放式廚房的單位配置以下消防裝置及設備: 開放式廚房內的消防花灑頭及開放式廚房附近的煙霧感應器。		
			其他裝置的類型	鍍鉻水龍頭	
			其他設備的類型	隨樓附送的設備及品牌，請參閱「設備說明」	
			裝置	類型	用料
(d)	睡房	裝置 (包括嵌入式衣櫃)的類型及用料	嵌入式衣櫃	沒有提供	沒有提供
			其他裝置	沒有提供	沒有提供
(e)	電話	接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		
(f)	天線	接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		
(g)	電力裝置	(i) 供電附件 (包括安全裝置)	供電附件	提供電掣及電插座之面板	
			安全裝置	三相電力並裝妥微型短路器	
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露。 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。		
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「住宅物業的機電裝置數目表」		
(h)	氣體供應	類型	沒有提供		
		系統	沒有提供		
		位置	沒有提供		
(i)	洗衣機接駁點	位置	請參閱「住宅物業的機電裝置數目表」		
		設計	設有洗衣乾衣機來、去水接駁喉位		
(j)	供水	(i) 水管的用料	冷水喉	銅喉	
			熱水喉	銅喉	
			沖廁供水系統	聚氯乙烯	
		(ii) 水管是隱藏或外露	水管是部分隱藏及部分外露。 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假陣、貯存櫃、覆面、非混凝土間牆、指定之槽位或其他物料遮蓋。		
		(iii) 有否熱水供應	廚房及浴室有熱水供應		

4. 雜項 (第1座及第2座)

細項			描述		
			住宅升降機		
(a)	升降機	(i) 品牌名稱及產品型號	品牌名稱	日立	
			產品型號	HGP-900-CO150	
		(ii) 升降機的數目及到達的樓層	升降機的數目	各座住宅大樓裝有2部升降機	
			到達的樓層	地庫1樓至29樓 (不設4樓、13樓、14樓及24樓)	
(b)	信箱	用料	不銹鋼		
(c)	垃圾收集	(i) 垃圾收集的方法	由清潔工人收集		
		(ii) 垃圾房的位置	各住宅層之公用地方均設有垃圾及物料回收室。 中央垃圾及物料收集房設於地下。		
			水錶	電錶	氣體錶
(d)	水錶、電錶及氣體錶	(i) 位置	每層之公用水錶房	每層之公用錶櫃	沒有提供
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	沒有提供

5. 保安設施 (第1座及第2座)

細項	描述	
保安系統及設備	入口通道控制及保安系統	訪客對講機及智能咭閱讀器設於地下入口大堂，並連接每戶之對講機。 智能咭閱讀器設於會所入口。
	閉路電視	停車場、地庫1樓升降機大堂、地下入口大堂、升降機、會所及花園均設有閉路電視系統連接管理處
嵌入式的裝備的細節	各住宅單位均裝設對講機連接住宅入口大堂	
嵌入式裝備的位置	對講機的位置，請參閱「住宅物業的機電裝置數目表」	

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，便會安裝品質相若的升降機。

6. Appliances Schedule 設備説明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. (if any) 型號(如有)	Tower 1 第1座																									
				1/F 1樓													2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓													
				A01	A02	A03	A05	A06	A07	A08	B01	B02	B03	B05	B06	B07	A01	A02	A03	A05	A06	A07	A08	B01	B02	B03	B05	B06	B07
Living Room and Dining Room 客廳及飯廳	Door Phone 對講機	Urmet	1140/41	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
Living Room and Dining Room 客廳及飯廳	Split-type Air-Conditioner (Indoor Unit) 分體式冷氣機 (室內機)	Toshiba	RAS-22N3KCV(HK)1																										
			RAS-18N3KCV(HK)	1	1	1					1	1	1	1			1	1	1					1	1	1	1		
			RAS-13N3KCV(HK)				1													1									
			RAS-M22N3KCV(HK)																										
			RAS-M13N3KCV(HK)					1	1	1					1	1					1	1	1					1	1
Bedrooms 睡房			RAS-10N3KCV(HK)1																										
			RAS-M13N3KCV(HK)																										
			RAS-M10N3KCV(HK)					1	1	1				2	1	1					1	1	1				2	1	1
Living Room and Dining Room, Bedrooms 客廳及飯廳，睡房	Split-type Air-Conditioner (Outdoor Unit) 分體式冷氣機 (室外機)	Toshiba	RAS-4M27UACV																										
			RAS-3M23GACV-E					1	1	1					1	1					1	1	1					1	1
Living Room and Dining Room 客廳及飯廳			RAS-22N3ACV-1																										
			RAS-18N3ACV	1	1	1					1	1	1	1			1	1	1					1	1	1	1		
			RAS-13N3ACV				1													1									
Bedrooms 睡房			RAS-3M23GACV-E																										
			RAS-M18GACV-E											1													1		
Kitchen 廚房	Induction Hob (2 Zones) 電磁爐 (雙爐頭)	Baumatic	BHI305	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1		1	1
	Induction Hob (3 Zones) 電磁爐 (三爐頭)	Baumatic	BHI635											1												1		
	Cooker Hood 抽油煙機	Baumatic	TEL69X	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
	Steam Oven 蒸焗爐	Baumatic	BCS420ASS	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
	Washer & Dryer 洗衣乾衣機	Baumatic	BWDI1216	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
	Refrigerator 雪櫃	Baumatic	BRUI600	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1	1	1		1	1	1
		Baumatic	BRCIF182																										
		Baumatic	BR221.7											1												1			
	Wine Cooler 酒櫃	Baumatic	BWC155SS																										
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHE 27 SLi	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
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H	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
	Exhaust Fan 排氣扇	Lico	DPT10-23B		1	1		1	1	1	1	1	1	1	1	1		1	1		1	1	1	1	1	1	1	1	1

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

Note: The number in the above table denotes the quantity of such appliance(s) that is/are installed in the Unit.

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設備，便會安裝品質相若的設備。

附註：上表內之數字表示安裝於單位內的該設備的數量。

6. Appliances Schedule 設備説明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. (if any) 型號(如有)	Tower 1 第1座 29/F 29樓							
				A01	A02	A03	A05	B01	B02	B03	B05
Living Room and Dining Room 客廳及飯廳	Door Phone 對講機	Urmet	1140/41	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Split-type Air-Conditioner (Indoor Unit) 分體式冷氣機 (室內機)	Toshiba	RAS-22N3KCV(HK)1	1				1	1		
			RAS-18N3KCV(HK)							1	
			RAS-13N3KCV(HK)								
			RAS-M22N3KCV(HK)		1	1	1				1
			RAS-M13N3KCV(HK)								
Bedrooms 睡房			RAS-10N3KCV(HK)1						1		
			RAS-M13N3KCV(HK)	1							
			RAS-M10N3KCV(HK)	1	1	1	1			2	1
Living Room and Dining Room, Bedrooms 客廳及飯廳，睡房	Split-type Air-Conditioner (Outdoor Unit) 分體式冷氣機 (室外機)	Toshiba	RAS-4M27UACV		1	1	1				1
			RAS-3M23GACV-E								
Living Room and Dining Room 客廳及飯廳			RAS-22N3ACV-1	1				1			
			RAS-18N3ACV							1	
			RAS-13N3ACV								
Bedrooms 睡房			RAS-3M23GACV-E	1							
			RAS-M18GACV-E							1	
			RAS-5M38UACV						1		
Kitchen 廚房	Induction Hob (2 Zones) 電磁爐 (雙爐頭)	Baumatic	BHI305		1	1	1	1	1		1
	Induction Hob (3 Zones) 電磁爐 (三爐頭)	Baumatic	BHI635	1						1	
	Cooker Hood 抽油煙機	Baumatic	TEL69X	1	1	1	1	1	1	1	1
	Steam Oven 蒸焗爐	Baumatic	BCS420ASS	1	1	1	1	1	1	1	1
	Washer & Dryer 洗衣乾衣機	Baumatic	BWDI1216	1	1	1	1	1	1	1	1
	Refrigerator 雪櫃	Baumatic	BRUI600								
		Baumatic	BRCIF182	1	1	1	1	1	1	1	1
		Baumatic	BR221.7								
	Wine Cooler 酒櫃	Baumatic	BWC155SS	1	1	1	1	1	1	1	1
	Exhaust Fan 排氣扇	KDK	15WHC07				1			1	1
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHE 27 SLi	1	1	1	1	1	1	1	1
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H	1	1	1	1	1	1	1	1
	Exhaust Fan 排氣扇	Lico	DPT10-23B	1	1		1	1	1	1	1

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

Note: The number in the above table denotes the quantity of such appliance(s) that is/are installed in the Unit.

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設備，便會安裝品質相若的設備。

附註：上表內之數字表示安裝於單位內的該設備的數量。

6. Appliances Schedule 設備説明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. (if any) 型號(如有)	Tower 2 第2座																									
				1/F 1樓													2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓												
				A01	A02	A03	A05	A06	A07	B01	B02	B03	B05	B06	B07	B08	A01	A02	A03	A05	A06	A07	B01	B02	B03	B05	B06	B07	B08
Living Room and Dining Room 客廳及飯廳	Door Phone 對講機	Urmet	1140/41	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
Living Room and Dining Room 客廳及飯廳	Split-type Air-Conditioner (Indoor Unit) 分體式冷氣機 (室內機)	Toshiba	RAS-22N3KCV(HK)1																										
			RAS-18N3KCV(HK)	1	1	1	1			1	1	1					1	1	1	1			1	1	1				
			RAS-13N3KCV(HK)										1													1			
			RAS-M22N3KCV(HK)																										
			RAS-M13N3KCV(HK)					1	1					1	1	1					1	1					1	1	1
Bedrooms 睡房			RAS-10N3KCV(HK)1																										
			RAS-M13N3KCV(HK)																										
			RAS-M10N3KCV(HK)				2	1	1					1	1	1				2	1	1					1	1	1
Living Room and Dining Room, Bedrooms 客廳及飯廳，睡房	Split-type Air-Conditioner (Outdoor Unit) 分體式冷氣機 (室外機)	Toshiba	RAS-4M27UACV																										
			RAS-3M23GACV-E					1	1					1	1	1					1	1					1	1	1
Living Room and Dining Room 客廳及飯廳			RAS-22N3ACV-1																										
			RAS-18N3ACV	1	1	1	1			1	1	1					1	1	1	1			1	1	1				
			RAS-13N3ACV										1													1			
Bedrooms 睡房			RAS-3M23GACV-E																										
			RAS-M18GACV-E				1													1									
Kitchen 廚房	Induction Hob (2 Zones) 電磁爐 (雙爐頭)	Baumatic	BHI305	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1
	Induction Hob (3 Zones) 電磁爐 (三爐頭)	Baumatic	BHI635				1													1									
	Cooker Hood 抽油煙機	Baumatic	TEL69X	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
	Steam Oven 蒸焗爐	Baumatic	BCS420ASS	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
	Washer & Dryer 洗衣乾衣機	Baumatic	BWDI1216	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
	Refrigerator 雪櫃	Baumatic	BRUI600	1	1	1		1	1	1	1	1	1	1	1	1	1	1	1		1	1	1	1	1	1	1	1	1
		Baumatic	BRCIF182																										
		Baumatic	BR221.7				1													1									
	Wine Cooler 酒櫃	Baumatic	BWC155SS																										
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHE 27 SLi	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
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H	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
	Exhaust Fan 排氣扇	Lico	DPT10-23B	1	1	1	1	1	1		1	1		1	1	1	1	1	1	1	1	1		1	1		1	1	1

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

Note: The number in the above table denotes the quantity of such appliance(s) that is/are installed in the Unit.

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設備，便會安裝品質相若的設備。

附註：上表內之數字表示安裝於單位內的該設備的數量。

6. Appliances Schedule 設備說明

Location 位置	Appliances 設備	Brand Name 品牌	Model No. (if any) 型號(如有)	Tower 2 第2座 29/F 29樓							
				A01	A02	A03	A05	B01	B02	B03	B05
Living Room and Dining Room 客廳及飯廳	Door Phone 對講機	Urmet	1140/41	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Split-type Air-Conditioner (Indoor Unit) 分體式冷氣機 (室內機)	Toshiba	RAS-22N3KCV(HK)1	1	1			1			
			RAS-18N3KCV(HK)			1					
			RAS-13N3KCV(HK)								
			RAS-M22N3KCV(HK)				1		1	1	1
			RAS-M13N3KCV(HK)								
Bedrooms 睡房			RAS-10N3KCV(HK)1		1						
			RAS-M13N3KCV(HK)					1			
			RAS-M10N3KCV(HK)			2	1	1	1	1	1
Living Room and Dining Room, Bedrooms 客廳及飯廳，睡房	Split-type Air-Conditioner (Outdoor Unit) 分體式冷氣機 (室外機)	Toshiba	RAS-4M27UACV				1		1	1	1
			RAS-3M23GACV-E								
Living Room and Dining Room 客廳及飯廳			RAS-22N3ACV-1	1				1			
			RAS-18N3ACV			1					
			RAS-13N3ACV								
Bedrooms 睡房			RAS-3M23GACV-E					1			
			RAS-M18GACV-E			1					
			RAS-5M38UACV		1						
Kitchen 廚房	Induction Hob (2 Zones) 電磁爐 (雙爐頭)	Baumatic	BHI305	1	1		1		1	1	1
	Induction Hob (3 Zones) 電磁爐 (三爐頭)	Baumatic	BHI635			1		1			
	Cooker Hood 抽油煙機	Baumatic	TEL69X	1	1	1	1	1	1	1	1
	Steam Oven 蒸焗爐	Baumatic	BCS420ASS	1	1	1	1	1	1	1	1
	Washer & Dryer 洗衣乾衣機	Baumatic	BWDI1216	1	1	1	1	1	1	1	1
	Refrigerator 雪櫃	Baumatic	BRUI600								
		Baumatic	BRCIF182	1	1	1	1	1	1	1	1
		Baumatic	BR221.7								
	Wine Cooler 酒櫃	Baumatic	BWC155SS	1	1	1	1	1	1	1	1
	Exhaust Fan 排氣扇	KDK	15WHC07			1	1				1
Bathroom 浴室	Electric Water Heater 電熱水爐	Stiebel Eltron	DHE 27 SLi	1	1	1	1	1	1	1	1
	Thermo Ventilator 換氣暖風機	Panasonic	FV-30BG1H	1	1	1	1	1	1	1	1
	Exhaust Fan 排氣扇	Lico	DPT10-23B	1	1	1	1	1	1		1

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

Note: The number in the above table denotes the quantity of such appliance(s) that is/are installed in the Unit.

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設備，便會安裝品質相若的設備。

附註：上表內之數字表示安裝於單位內的該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表

Tower 座數		Tower 1 第1座																																	
Floor 樓層		1/F 1樓													2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓													29/F 29樓								
Unit 單位		A01	A02	A03	A05	A06	A07	A08	B01	B02	B03	B05	B06	B07	A01	A02	A03	A05	A06	A07	A08	B01	B02	B03	B05	B06	B07	A01	A02	A03	A05	B01	B02	B03	B05
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room, Dining Room and Corridor 客廳、飯廳及走廊	Lighting Switch 燈掣	3	3	4	3	4	4	4	3	3	4	6	4	4	3	3	4	3	4	4	4	3	3	4	6	4	4	6	4	6	5	4	4	8	5
	Lighting Point 燈位	2	2	2	2	3	3	3	2	2	3	4	3	3	2	2	2	2	3	3	3	2	2	3	4	3	3	4	4	4	2	5	4	4	2
	Switch For Electric Water Heater 電熱水爐開關掣	1	1	1	1				1	1	1	1			1	1	1	1				1	1	1	1			1				1		1	
	Switch For Exhaust Fan 排氣扇開關掣																														1			1	1
	TV/FM Aerial Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	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 冷氣機開關掣	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	1	1	1	1
	Door Phone 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	1	1	1	1	1	1
	13A Single Socket Outlet 13A 單位電插座	1	1	1	1				1	1	1				1	1	1	1				1	1	1											
	13A Twin Socket Outlet 13A 雙位電插座	3	3	3	3	3	3	3	3	3	3	4	3	3	3	3	3	3	3	3	3	3	3	3	4	3	3	3	3	3	3	3	3	3	3
	Smoke Detector 煙霧感應器	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	1	1		
Bedroom 睡房	Lighting Switch 燈掣					2	2	2					2	2					2	2	2					2	2	2	2	2	2		3		2
	Lighting Point 燈位					1	1	1					1	1					1	1	1					1	1	2	1	1	1		1		1
	TV/FM Aerial Outlet 電視/電台天線插座					1	1	1					1	1					1	1	1					1	1	1	1	1	1		1		1
	Telephone Outlet 電話插座					1	1	1					1	1					1	1	1					1	1	1	1	1	1		1		1
	Switch For A/C Unit 冷氣機開關掣					1	1	1					1	1					1	1	1					1	1	1	1	1	1		1		1
	Switch For Electric Water Heater 電熱水爐開關掣					1	1	1					1	1					1	1	1					1	1		1	1	1		1		1
	13A Twin Socket Outlet 13A 雙位電插座					2	2	2					2	2					2	2	2					2	2	2	2	2	2		2		2
Bedroom (B05 of 5/F only) 睡房 (只限5樓B05室)	Lighting Switch 燈掣																								2										
	Lighting Point 燈位																								2										
	TV/FM Aerial Outlet 電視/電台天線插座																								2										
	Telephone Outlet 電話插座																								2										
	Switch For A/C Unit 冷氣機開關掣																								2										
	13A Twin Socket Outlet 13A 雙位電插座																								4										
Bedroom 1 (Except B05 of 5/F) 睡房 1 (5樓B05室除外)	Lighting Switch 燈掣											1													1									1	
	Lighting Point 燈位											1													1									1	
	TV/FM Aerial Outlet 電視/電台天線插座											1													1									1	
	Telephone Outlet 電話插座											1													1									1	
	Switch For A/C Unit 冷氣機開關掣											1													1									1	
	13A Twin Socket Outlet 13A 雙位電插座											2													2									2	
Bedroom 2 (Except B05 of 5/F) 睡房 2 (5樓B05室除外)	Lighting Switch 燈掣											1													1									1	
	Lighting Point 燈位											1													1									1	
	TV/FM Outlet 電視/電台天線插座											1													1									1	
	Telephone Outlet 電話插座											1													1									1	
	Switch For A/C Unit 冷氣機開關掣											1													1									1	
	13A Twin Socket Outlet 13A 雙位電插座											2													2									2	

Note: The number in the above table denotes the quantity of such appliance(s) that is/are installed in the Unit.

附註：上表內之數字表示安裝於單位內的該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表

Tower 座數			Tower 1 第1座																																			
Floor 樓層			1/F 1樓													2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓														29/F 29樓											
Unit 單位			A01	A02	A03	A05	A06	A07	A08	B01	B02	B03	B05	B06	B07	A01	A02	A03	A05	A06	A07	A08	B01	B02	B03	B05	B06	B07	A01	A02	A03	A05	B01	B02	B03	B05
Kitchen 廚房	Lighting Point 燈位																															2			2	2
	MCB 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	1	1	1	1	1	1
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A 單位電插座		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	2	2	2	2
	5A Fused Spur Unit For Door Bell 5A 門鐘接線座		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	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位		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	1	1	1	1
	Water Inlet Connection Point for Washing Machine 洗衣機來水位		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	1	1	1	1
	5A Fused Spur Unit For Cabinet Light 5A 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	1	1	1	1
	Cooker Hood 抽油煙機	13A Single Socket Outlet 13A 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	1	1	1	1	1	1
	Steam Oven 蒸焗爐	13A Single Socket Outlet 13A 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	1	1	1	1	1	1
	Refrigerator 雪櫃	13A Single Socket Outlet 13A 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	1	1	1	1	1	1
	Washer & Dryer 洗衣乾衣機	13A Single Socket Outlet 13A 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	1	1	1	1	1	1
	Induction Hob 電磁爐	20A Double Pole Waterproof Switch for Induction Hob 20A 電磁爐防水隔離開關掣	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
		32A Double Pole Waterproof Switch for Induction Hob 32A 電磁爐防水隔離開關掣											1													1			1						1	
	Exhaust Fan 排氣扇	Fuse Spur Unit 接線座																														1			1	1
	Wine Cooler 酒櫃	13A Single Socket Outlet 13A 單位電插座																											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	1	1	1	1
	Smoke Detector 煙霧感應器																															1			1	1

Note: The number in the above table denotes the quantity of such appliance(s) that is/are installed in the Unit.

附註：上表內之數字表示安裝於單位內的該設備的數量。

Fittings, Finishes and Appliances
裝置、裝修物料及設備

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表

Tower 座數			**Tower 1 第1座**																																			
Floor 樓層			**1/F 1樓**													**2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓**															**29/F 29樓**								
Unit 單位			A01	A02	A03	A05	A06	A07	A08	B01	B02	B03	B05	B06	B07	A01	A02	A03	A05	A06	A07	A08	B01	B02	B03	B05	B06	B07	A01	A02	A03	A05	B01	B02	B03	B05		
Bathroom 浴室	13A Single Socket Outlet 13A 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	1	1	1	1	1	1		
	5A Fused Spur Unit For Cabinet Light 5A 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	1	1	1	1		
	Electric Water Heater 電熱水爐	Triple Pole & Neutral Isolating Switch 三極隔離開關掣	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	1	1	1	1		
	Thermo Ventilator 浴室換氣暖氣機	Fuse Spur Unit 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	1	1	1	1		
	Exhaust Fan 排氣扇	Fuse Spur Unit 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		
	Lighting Point 燈位		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	2	2	2	2		
	Electric Water Heater Remote Control 電熱水爐遙遠控制		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	1	1	1	1		
	Thermo Ventilator Remote Control 浴室換氣暖風機遙遠控制		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	1	1	1	1		
Flat Roof 平台	13A Single Weatherproof Socket Outlet 13A 單位防水隔離電插座		1	1	1		1	1	1	1	1	1																	1	1	1	1		1	1	1		
	Lighting Point 燈位		1	1	1		5	5	3	1	1	1																	3	3	5	5		3	5	5		
	20A Double Pole Weatherproof Switch For AC Outdoor Unit 20A 分體式冷氣室外散熱機防水隔離開關掣		1	1			1	1	1	1	1	1																										
Roof 天台	Lighting Switch 燈掣																												2	2	2	2		2	2	2		
	13A Single Weatherproof Socket Outlet 13A 單位防水隔離電插座																												1	1	1	1	1	1	1	1		
	Lighting Point 燈位																												5	3	4	5	5	5	5	5		
Air-conditioning Platform 冷氣機平台	20A Double Pole Weatherproof Switch For AC Outdoor Unit 20A 分體式冷氣室外散熱機防水隔離開關掣				1	1							2	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	2	1	1	1	1	1	2	1		
Balcony 露台	Balcony Light 露台燈					1							1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1		1	1		
Internal Staircase 室內樓梯	Lighting Switch 燈掣																																5					
	Lighting Point燈位																																2					

Note: The number in the above table denotes the quantity of such appliance(s) that is/are installed in the Unit.

附註：上表內之數字表示安裝於單位內的該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表

Tower 座數		Tower 2 第2座																																
Floor 樓層		1/F 1樓													2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓													29/F 29樓								
Unit 單位		A01	A02	A03	A05	A06	A07	B01	B02	B03	B05	B06	B07	B08	A01	A02	A03	A05	A06	A07	B01	B02	B03	B05	B06	B07	B08	A01	A02	A03	A05	B01	B02	B03	B05
Main Entrance 大門入口	Door Bell Push Button 門鈴按鈕	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Living Room, Dining Room and Corridor 客廳、飯廳及走廊	Lighting Switch 燈掣	3	3	4	6	4	4	3	3	4	3	4	4	4	3	3	4	6	4	4	3	3	4	3	4	4	4	4	4	8	5	6	4	6	5
	Lighting Point 燈位	2	2	3	4	3	3	2	2	2	2	3	3	3	2	2	3	4	3	3	2	2	2	2	3	3	3	5	4	4	2	4	4	4	2
	Switch For Electric Water Heater 電熱水爐開關掣	1	1	1	1			1	1	1	1				1	1	1	1			1	1	1	1				1		1		1			
	Switch For Exhaust Fan 排氣扇開關掣																													1	1				1
	TV/FM Aerial Outlet 電視/電台天線插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Telephone Outlet 電話插座	1	1	1	1	1	1	1	1	1	1	1	1	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 冷氣機開關掣	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	1	1	1	1
	Door Phone 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	1	1	1	1	1	1
	13A Single Socket Outlet 13A 單位電插座	1	1	1				1	1	1	1				1	1	1				1	1	1	1											
	13A Twin Socket Outlet 13A 雙位電插座	3	3	3	4	3	3	3	3	3	3	3	3	3	3	3	3	4	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
	Smoke Detector 煙霧感應器	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	1	
Bedroom 睡房	Lighting Switch 燈掣					2	2					2	2	2					2	2					2	2	2		3		2	2	2	2	2
	Lighting Point 燈位					1	1					1	1	1					1	1					1	1	1		1		1	2	1	1	1
	TV/FM Aerial Outlet 電視/電台天線插座					1	1					1	1	1					1	1					1	1	1		1		1	1	1	1	1
	Telephone Outlet 電話插座					1	1					1	1	1					1	1					1	1	1		1		1	1	1	1	1
	Switch For A/C Unit 冷氣機開關掣					1	1					1	1	1					1	1					1	1	1		1		1	1	1	1	1
	Switch For Electric Water Heater 電熱水爐開關掣					1	1					1	1	1					1	1					1	1	1		1		1		1	1	1
	13A Twin Socket Outlet 13A 雙位電插座					2	2					2	2	2					2	2					2	2	2		2		2	2	2	2	2
Bedroom1 睡房 1	Lighting Switch 燈掣				1													1											1					
	Lighting Point 燈位				1													1											1					
	TV/FM Aerial Outlet 電視/電台天線插座				1													1											1					
	Telephone Outlet 電話插座				1													1											1					
	Switch For A/C Unit 冷氣機開關掣				1													1											1					
	13A Twin Socket Outlet 13A 雙位電插座				2													2											2					
Bedroom 2 睡房 2	Lighting Switch 燈掣				1													1											1					
	Lighting Point 燈位				1													1											1					
	TV/FM Aerial Outlet 電視/電台天線插座				1													1											1					
	Telephone Outlet 電話插座				1													1											1					
	Switch For A/C Unit 冷氣機開關掣				1													1											1					
	13A Twin Socket Outlet 13A 雙位電插座				2													2											2					

Note: The number in the above table denotes the quantity of such appliance(s) that is/are installed in the Unit.

附註：上表內之數字表示安裝於單位內的該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表

Tower 座數			Tower 2 第2座																																	
Floor 樓層			1/F 1樓													2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓														29/F 29樓							
Unit 單位			A01	A02	A03	A05	A06	A07	B01	B02	B03	B05	B06	B07	B08	A01	A02	A03	A05	A06	A07	B01	B02	B03	B05	B06	B07	B08	A01	A02	A03	A05	B01	B02	B03	B05
Kitchen 廚房	Lighting Point 燈位																														2	2				2
	MCB 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	1	1	1	1	1	1
	Door Bell 門鐘		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	13A Single Socket Outlet 13A 單位電插座		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	2	2	2	2
	5A Fused Spur Unit For Door Bell 5A 門鐘接線座		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	1	1	1	1
	Water Outlet Connection Point for Washing Machine 洗衣機去水位		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	1	1	1	1
	Water Inlet Connection Point for Washing Machine 洗衣機來水位		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	1	1	1	1
	5A Fused Spur Unit For Cabinet Light 5A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	1	1	1	1
	Cooker Hood 抽油煙機	13A Single Socket Outlet 13A 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	1	1	1	1	1	1
	Steam Oven 蒸焗爐	13A Single Socket Outlet 13A 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	1	1	1	1	1	1
	Refrigerator 雪櫃	13A Single Socket Outlet 13A 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	1	1	1	1	1	1
	Washer & Dryer 洗衣乾衣機	13A Single Socket Outlet 13A 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	1	1	1	1	1	1
	Induction Hob 電磁爐	20A Double Pole Waterproof Switch for Induction Hob 20A 電磁爐防水開關掣	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
		32A Double Pole Waterproof Switch for Induction Hob 32A 電磁爐防水開關掣				1													1													1		1			
	Exhaust Fan 排氣扇	Fuse Spur Unit 接線座																													1	1				1
	Wine Cooler 酒櫃	13A Single Socket Outlet 13A 單位電插座																											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	1	1	1	1
	Smoke Detector 煙霧感應器																														1	1				1

Note: The number in the above table denotes the quantity of such appliance(s) that is/are installed in the Unit.

附註：上表內之數字表示安裝於單位內的該設備的數量。

Schedule of Mechanical & Electrical Provisions of Residential Properties 住宅物業的機電裝置數目表

Tower 座數			Tower 2 第2座																																	
Floor 樓層			1/F 1樓													2/F-3/F, 5/F-12/F, 15/F-23/F & 25/F-28/F 2樓-3樓、5樓-12樓、15樓-23樓及25樓-28樓													29/F 29樓								
Unit 單位			A01	A02	A03	A05	A06	A07	B01	B02	B03	B05	B06	B07	B08	A01	A02	A03	A05	A06	A07	B01	B02	B03	B05	B06	B07	B08	A01	A02	A03	A05	B01	B02	B03	B05
Bathroom 浴室	13A Single Socket Outlet 13A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	1	1	1	1	1	1
	5A Fused Spur Unit For Cabinet Light 5A 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	1	1	1	1
	Electric Water Heater 電熱水爐	Triple Pole & Neutral Isolating Switch 三極隔離開關掣	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	1	1	1	1
	Thermo Ventilator 浴室換氣暖氣機	Fuse Spur Unit 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	1	1	1	1
	Exhaust Fan 排氣扇	Fuse Spur Unit 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
	Lighting Point 燈位		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	2	2	2	2
	Electric Water Heater Remote Control 電熱水爐遙遠控制		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	1	1	1	1
	Thermo Ventilator Remote Control 浴室換氣暖風機遙遠控制		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	1	1	1	1
Flat Roof 平台	13A Single Weatherproof Socket Outlet 13A 單位防水隔離電插座		1	1	1				1	1	1																			1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1				1	1	1																			3	5	5	3	3	5	5
	20A Double Pole Weatherproof Switch For AC Outdoor Unit 20A 分體式冷氣室外散熱機防水隔離開關掣		1	1	1				1	1	1	1																								
Roof 天台	Lighting Switch 燈掣																													2	2	2	2	2	2	2
	13A Single Weatherproof Socket Outlet 13A 單位防水隔離電插座																												1	1	1	1	1	1	1	1
	Lighting Point 燈位																												5	5	5	5	5	3	4	5
Air-conditioning Platform 冷氣機平台	20A Double Pole Weatherproof Switch For AC Outdoor Unit 20A 分體式冷氣室外散熱機防水隔離開關掣					2	1	1					1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	2	1	2	1	1	1
Balcony 露台	Balcony Light 露台燈					1	1	1				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1		1	1
Internal Staircase 室內樓梯	Lighting Switch 燈掣																												5							
	Lighting Point燈位																												2							

Note: The number in the above table denotes the quantity of such appliance(s) that is/are installed in the Unit.

附註：上表內之數字表示安裝於單位內的該設備的數量。

Service Agreements
服務協議

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

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
地税

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

賣方有法律責任繳付住宅物業直至該住宅物業買賣完成日 (包括該日)為止之地税。

Miscellaneous Payments by Purchaser
買方的雜項付款

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

Note:

1. The purchaser is not liable to reimburse the owner for the deposit for gas as there will be no gas supply to the residential property.
2. On that delivery, the purchaser is liable to pay to the Manager of the Development a debris removal fee.

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

備註：

1. 由於住宅物業並無氣體供應，買方無須向擁有人補還氣體按金。
2. 在交付時，買方須向發展項目的管理人支付清理廢料的費用。

Defect Liability Warranty Period
欠妥之處的保養責任期

Defects liability warranty period for the 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.

按買賣合約的規定，住宅物業及其裝置、裝修物料及設備的欠妥之處的保養責任期為住宅物業之成交日期起計為期6個月內。

Maintenance of Slopes
斜坡維修

1. Special Condition No.(29) 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 Purchaser under these Conditions, or for any other purpose, the Purchaser shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Purchaser shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.

   (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (28) hereof.

   (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Purchaser or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Purchaser shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify the Government 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 Purchaser to carry out, construct and maintain the said land, slope treatment works, retaining walls, or other support, protection, and drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Purchaser shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Purchaser shall on demand repay to the Government the cost thereof, together with any administrative or professional fees and charges."

2. Each of the owners of the residential properties in the Development is obliged to contribute towards the cost of the maintenance works referred to above.

3. There is no slope within the Lot.

4. The Manager is, by the DMC, given authority to engage suitable qualified personnel to inspect, keep and maintain in good substantial repair and condition, and carry out any necessary works in respect of, the Slope Structures (as defined in the DMC) in compliance with the Government Grant and in accordance with "Geoguide 5 - Guide to Slope Maintenance" issued by the Geotechnical Engineering Office as amended or substituted from time to time, the Slope Maintenance Manual and all guidelines issued from time to time by appropriate Government departments regarding the maintenance of the Slope Structures Provided That the Manager shall not be personally liable for carrying out such maintenance and repair works, which shall remain the responsibility of the Owners if, having used all reasonable endeavours, the Manager has not been able to collect the costs of the required works from all owners.

1. 批地文件特別條件第(29)條規定：

   “(a) 如果任何土地需要或已經被分割、移走或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長預先書面同意，亦不論是在該土地內或任何政府土地內，旨在塑造、平整或開發該地段或其中任何部分或購買人按本文件需要進行的任何其他工程或作任何其他用途，購買人須自費進行與修建該等斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護與支撐該地段和任何毗鄰或毗連政府土地或出租土地內的泥土，避免與防止今後發生任何塌方、山泥傾瀉或地陷。購買人須在批地文件授予的租期期間自費保養該土地、斜坡處理工程、護土牆或其他支撐物、保護物、排水或輔助工程或其他工程處於修繕妥當的狀態，使署長滿意。

   (b) 本特別條件第(a)分條不能影響本文件，特別是批地文件特別條件第(28)條賦予政府的權利。

   (c) 倘若因為任何塑造、平整、開發或購買人進行其他工程或任何其他原因造成任何時候發生塌方、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出租土地，購買人須自費進行修復或彌補，使署長滿意並對上述塌方、山泥傾瀉或地陷造成政府、他的代理人及承建商承受、遭受或產生一切費用、收費、損害賠償、要求及索償彌償他們。

   (d) 除了批地文件規定對違反該文件的任何其他權利或濟助外，署長有權發出書面通知要求購買人進行、修建及保養該土地、斜坡處理工程、護土牆或其他支承物、保護物及排水或輔助工程或其他工程或修復與彌補任何塌方、山泥傾瀉或地陷。如果購買人不理會或未能在通知指定的時期內執行該通知要求，使署長滿意，署長可立即執行與進行任何必要工程。購買人須在要求時歸還政府因此產生的費用連同任何行政費或專業費用及開支。”

2. 發展項目每個住宅物業的業主須分擔上述保養工程的費用。

3. 地段內沒有任何斜坡。

4. 公契規定管理人具有授權聘請適當的合資格人士按土力工程處印發的「岩土指南第五冊——斜坡維修指南」(以不時的修訂本為準)和斜坡保養手冊及有關政府部門不時發出有關保養斜坡構築物的其他指引視察、維持及妥善保養斜坡構築物(按公契界定)所必要的一切工程，以符合政府批地文件的規定，但是如果管理人盡其合理努力仍未能向全體業主收集已支出或將支出的一切費用，管理人對進行上述保養與維修工程毋須承擔個人責任，該等責任須由業主承擔。

Modification
修訂

No existing application to the Government for a modification of the Land Grant for this Development has been made.

發展項目現時並沒有向政府提出申請修訂批地文件。

1. Noise Mitigation Measures

(A) Noise Impact Assessment

The Development is situated in close proximity to the Ma On Shan Road / Sai Sha Road. The Land Grant requires that the traffic noise generated from the Ma On Shan Road / Sai Sha Road and other nearby public roads to be addressed in the design of the Development. Noise impact assessment has been carried out by the Vendor as required by the Land Grant.

(B) Noise Impact Assessment Report

A noise impact assessment report has been approved under Special Condition (35)(a) of the Land Grant with reference number R3991_V2.0 and dated July 2016 (the "NIAR"). The NIAR will be available in the sales office for inspection by prospective purchasers free of charge (photocopies will be available on payment of photocopying charges).

(C) Noise Mitigation Measures

According to the NIAR, the noise mitigation measures specified in the Part A and Part B below (the "Noise Mitigation Measures") will be constructed or installed in the Development. The Noise Mitigation Measures are more particularly described in the NIAR.

Part A

3.5m high vertical noise barrier along western and northern boundaries of the Land

Part B

Tower	Floor	Unit	Noise Mitigation Measures
Tower 1	1/F	A01	(a) 1.1m high flat roof solid parapet (b) Fixed glazing for room facing west
		A02	(a) 1.1m high flat roof solid parapet (b) Fixed glazing for room facing west (c) one 0.9m vertical fin
		A03	(a) 1.1m high flat roof solid parapet (b) Maintenance Window for room facing north and west (c) one 0.9m vertical fin
		A06	(a) 1.1m high flat roof solid parapet (b) one 2.3m vertical fin at bedroom 1 (c) one 1.1m vertical fin at living room (d) Maintenance Window for bedroom facing north
		A07	(a) 1.1m high flat roof solid parapet (b) one 1.1m vertical fin at bedroom 1
		A08	1.1m high flat roof solid parapet
		B01,B02	(a) 1.1m high flat roof solid parapet (b) Fixed glazing for room facing west
		B03	(a) 1.1m high flat roof solid parapet (b) Maintenance Window for room facing west
	1/F – 28/F	A05	(a) special designed balcony facing east (b) Maintenance Window for room facing north
Tower 1	2/F – 28/F	A01	(a) special designed balcony facing west (b) Fixed glazing for room facing west
		A02	(a) one 0.9m vertical fin (b) special designed balcony facing west (c) Fixed glazing for room facing west
		A03	(a) one 0.9m vertical fin (b) special designed balcony facing west (c) Maintenance Window for room facing west and north
		A06	(a) one 2.3m vertical fin at bedroom 1 (b) one 1.1m vertical fin at living room (c) Maintenance Window for bedroom facing north
		A07	(a) one 1.1m vertical fin at bedroom
		B01,B02	(a) special designed balcony facing west (b) Fixed Glazing for room facing west
		B03	(a) special designed balcony facing west (b) Maintenance Window for room facing west
	29/F	A01	(a) 1.5m high flat roof solid parapet (b) typical acoustic balcony for bedroom 1 facing west (c) Maintenance Window for living room and bedroom 1 facing west
		A02	1.5m high flat roof solid parapet
		B01	(a) typical acoustic balcony for living room facing west (b) Maintenance Window for living room facing west
		B02	(a) 1.5m high flat roof solid parapet (b) Maintenance Window for bedroom 1 facing west
Tower 2	1/F	A01, A02, B01	(a) 1.1m high flat roof solid parapet (b) Fixed glazing for room 1 facing west
		A03	(a) 1.1m high flat roof solid parapet (b) Maintenance Window for room 1 facing west
		B02	(a) 1.1m high flat roof solid parapet (b) one 0.9m vertical fin (c) Fixed glazing for room 1 facing west
		B03	(a) 1.1m high flat roof solid parapet (b) one 0.9m vertical fin (c) Maintenance Window for room facing west and south
	1/F – 28/F	B05, B06	Maintenance Window for room facing south

Tower	Floor	Unit	Noise Mitigation Measures
Tower 2	2/F – 28/F	B02	(a) one 0.9m vertical fin (b) special designed balcony for room facing west (c) Fixed glazing for living room facing west
		B03	(a) one 0.9m vertical fin (b) special designed balcony for room facing west (c) Maintenance Window for room facing west and south
		A01, A02, B01	(a) special designed balcony for room facing west (b) Fixed Glazing for room facing west
		A03	(a) special designed balcony for room facing west (b) Maintenance Window for room facing west
	29/F	A01	(a) typical acoustic balcony for bedrooms facing west (b) Maintenance Window for living room and bedroom facing west
		A02	(a) 1.5m high flat roof solid parapet (b) Maintenance Window for bedroom facing west
		B01	(a) 1.5m high flat roof solid parapet (b) typical acoustic balcony for bedrooms facing west (c) Maintenance Window for living room and bedroom 1 facing west
		B02	(a) 1.5m high flat roof solid parapet

Remarks:

(a) Each of the Maintenance Window has a maximum clear opening of 300mm width and is lockable and only be unlocked by removable handle for the purpose of maintenance (including cleaning) and not for ventilation purpose.

(D) Paragraph 2.6.24 of the NIAR provides that the performance of the special designed balcony will be verified onsite after implementation. The Noise Mitigation Measures may be subject to further changes until the final Noise Impact Assessment Report is submitted to and approved by the Director of Lands prior to the issuance of the certificate of compliance for the Development.

Relevant Information
有關資料

1. 噪音消減措施

(A) 噪音影響評估

發展項目位於馬鞍山路/西沙路附近。批地文件要求在發展項目的設計內對馬鞍山路/西沙路和附近公共道路產生的交通噪音進行處理。賣方已按批地文件要求進行噪音影響評估。

(B) 噪音影響評估報告

政府於2016年7月以編號為R3991_V2.0號函批准按批地文件特別條件第(35)(a)條編制的一份噪音影響評估報告(“修訂噪音影響評估報告”)。該份修訂噪音影響評估報告備存在售樓處供準買家免費查閱，副本可在繳付所需影印費後取得。

(C) 噪音消減措施

根據噪音影響評估報告，必須在發展項目內建造或安裝以下A部分和B部分指定的噪音消減措施(「噪音消減措施」)。噪音消減措施在噪音影響評估報告內詳述。

A部分

該土地的西邊及北邊邊界設3.5米高的垂直式隔音屏障。

B部分

樓座	樓層	單位	噪音消減措施
1座	1樓	A01	(a) 1.1米高平台實體護牆 (b) 朝西房間的固定玻璃
		A02	(a) 1.1米高平台實體護牆 (b) 朝西房間的固定玻璃 (c) 一塊0.9米的垂直鰭片
		A03	(a) 1.1米高平台實體護牆 (b) 朝西及朝北房間的維修窗 (c) 一塊0.9米的垂直鰭片
		A06	(a) 1.1米高平台實體護牆 (b) 臥室1的一塊2.3米的垂直鰭片 (c) 客廳的一塊1.1米的垂直鰭片 (d) 朝北臥室的維修窗
		A07	(a) 1.1米高平台實體護牆 (b) 臥室1的一塊1.1米的垂直鰭片
		A08	1.1米高平台實體護牆
		B01, B02	(a) 1.1米高平台實體護牆 (b) 朝西房間的固定玻璃
		B03	(a) 1.1米高平台實體護牆 (b) 朝西房間的維修窗
	1樓至28樓	A05	(a) 特別設計朝東露台 (b) 朝北房間的維修窗
1座	2樓至28樓	A01	(a) 特別設計朝西露台 (b) 朝西房間的固定玻璃
		A02	(a) 一塊0.9米的垂直鰭片 (b) 特別設計朝西露台 (c) 朝西房間的固定玻璃
		A03	(a) 一塊0.9米的垂直鰭片 (b) 特別設計朝西露台 (c) 朝西及朝北房間的維修窗
		A06	(a) 臥室1的一塊2.3的米垂直鰭片 (b) 客廳的一塊1.1米的垂直鰭片 (c) 朝北臥室的維修窗
		A07	(a) 臥室的一塊1.1米的垂直鰭片
		B01, B02	(a) 特別設計朝西露台 (b) 朝西房間的固定玻璃
		B03	(a) 特別設計朝西露台 (b) 朝西房間的維修窗
	29樓	A01	(a) 1.5米高平台實體護牆 (b) 朝西臥室1專門隔音露台 (c) 朝西客廳和臥室1的維修窗
		A02	1.5米高平台實體護牆
		B01	(a) 朝西客廳專門隔音露台 (b) 朝西客廳的維修窗
		B02	(a) 1.5米高平台實體護牆 (b) 朝西臥室1的維修窗
2座	1樓	A01, A02, B01	(a) 1.1米高平台實體護牆 (b) 朝西臥室1的固定玻璃
		A03	(a) 1.1米高平台實體護牆 (b) 朝西臥室1的維修窗
		B02	(a) 1.1米高平台實體護牆 (b) 一塊0.9米的垂直鰭片 (c) 朝西臥室1的固定玻璃
		B03	(a) 1.1米高平台實體護牆 (b) 一塊0.9米的垂直鰭片 (c) 朝西及朝南房間的維修窗
	1樓至28樓	B05, B06	朝南房間的維修窗
	2樓至28樓	B02	(a) 一塊0.9米的垂直鰭片 (b) 特別設計朝西房間的露台 (c) 朝西客廳的固定玻璃
		B03	(a) 一塊0.9米的垂直鰭片 (b) 特別設計朝西房間的露台 (c) 朝西及朝南房間的維修窗
		A01, A02, B01	(a) 特別設計朝西房間的露台 (b) 朝西房間的固定玻璃
		A03	(a) 特別設計朝西房間的露台 (b) 朝西房間的維修窗

樓座	樓層	單位	噪音消減措施
2座	29樓	A01	(a) 朝西臥室專門隔音露台 (b) 朝西客廳和臥室的維修窗
		A02	(a) 1.5米高平台實體護牆 (b) 朝西臥室的維修窗
		B01	(a) 1.5米高平台實體護牆 (b) 朝西臥室專門隔音露台 (c) 朝西客廳和臥室1的維修窗
		B02	(a) 1.5米高平台實體護牆

註：

(a) 每個維修窗可打開最大300mm寬，可上鎖並通過活動把柄僅可打開用作維修(包括清潔)之用途，而並非通風用途。

(D) 噪音影響評估報告第2.6.24段規定，特別設計之露台將於完成後就其性能進行實地測試。直至最終噪音影響評估報告於發出發展項目的合格證明書前呈交予並獲地政總署署長批准前，噪音消減措施仍可能有所修改。

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Website Address of the Development
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) Ordinance:

www.themet.com.hk/blossom

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

www.themet.com.hk/blossom

Information in Application for Concession on Gross Floor Area (GFA) of Building
申請建築物總樓面面積寬免的資料

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m^2)
Disregarded GFA under Building (Planning) Regulations 23(3)(b)		
1. (#)	Carpark and loading/unloading area excluding public transport terminus	1,787.976
2.	**Plant rooms and similar services**	
2.1 (#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc.	249.972
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.	906.646
2.3 (#)	Non-mandatory or non-essential plant room such as air-conditioning plant room, air handling unit (AHU) room, etc.	N/A
Green Features under Joint Practice Notes 1 and 2		
3. (#)	Balcony	646.000
4.	Wider common corridor and lift lobby	N/A
5.	Communal sky garden	N/A
6. (#)	Acoustic fin	28.2
7.	Wing wall, wind catcher and funnel	N/A
8. (#)	Non-structural prefabricated external wall	400.362
9.	Utility platform	N/A
10. (#)	Noise barrier	17.699
Amenity Features		
11. (#)	Counter, office, store, guard room and lavatory for watchman and management staff, Owners' Corporation Office	43.212
12. (#)	Residential Recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway etc serving solely the recreational facilities	609.231
13. (#)	Covered landscaped and play area	N/A
14. (#)	Horizontal screens/covered walkways, trellis	N/A
15.	Larger lift shaft	N/A
16.	Chimney shaft	N/A
17. (#)	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room.	N/A
18. (#)	Pipe duct, air duct for mandatory feature or essential plant room	330.376
19. (#)	Pipe duct, air duct for non-mandatory or non-essential plant room	N/A
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature.	N/A
21.	Void in duplex domestic flat and house	N/A
22.	Projections such as air-conditioning box and platform with a projection of more than 750 mm from the external wall.	N/A
Other Exempted Items		
23.	Refuge floor including refuge floor cum sky garden	N/A
24. (#)	Other projections	N/A
25.	Public transport terminus	N/A
26.	Party structure and common staircase	N/A
27. (#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA.	29.796
28.	Public passage	N/A
29.	Covered set back area	N/A
Bonus GFA		
30.	Bonus GFA	N/A

Notes:

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.

Information in Application for Concession on Gross Floor Area (GFA) of Building
申請建築物總樓面面積寬免的資料

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

Latest information on the estimated energy performance or consumption for the common parts of the development as submitted to the Building Authority prior to the printing of the sales brochures:

Part I	
Provision of Central Air Conditioning	No
Provision of Energy Efficient Features	Yes
Energy Efficient Features proposed:	1. Gearless ACVVVF Lift 2. High Efficient Air Conditioning Units 3. High Efficient Lighting System

Part II: The predicted annual energy use of the proposed building / part of building (Note 1)

Location	Internal Floor Area Served (m^2)	Annual Energy Use of Baseline Building (Note 2)		Annual Energy Use of Proposed Building	
		Electricity kWh/ m^2/annum	Town Gas / LPG unit/ m^2/annum	Electricity kWh/ m^2/annum	Town Gas / LPG unit/ m^2/annum
Area served by central building services installation (Note 3)	6877	328.3	N/A	261.0	N/A

Part III: The following installation(s) are designed in accordance with the relevant Codes of Practices published by the Electrical & Mechanical Services Department (EMSD)

Type of Installations	YES	NO	N/A
Lighting Installations	✓		
Air Conditioning Installations	✓		
Electrical Installations	✓		
Lift & Escalator Installations	✓		
Performance-based Approach			✓

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/ m^2/annum) and town gas / LPG consumption (unit/ m^2/annum), of the development by the internal floor area served, where:

   (a) "total annual energy use" has the same meaning of "annual energy use" under Section 4 and Appendix 8 of the BEAM Plus for New Buildings (current version); and

   (b) "internal floor area", in relation a building, a space or a unit means the floor area of all enclosed space measured to the internal faces of enclosing external and / or party walls.
2. "Baseline Building" has the same meaning as "Baseline Building Model (zero-credit benchmark)" under Section 4 and Appendix 8 of the BEAM Plus for New Building (current version).
3. "Central Building Services Installation" has the same meaning as that in the Code of Practice for Energy Efficiency of Building Services Installations in Buildings (February 2010 edition)(Draft).

Environmental 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 brochures.

Provisional
UNCLASSIFIED

HKGBC 香港綠色建築議會

Application no.: PAU0006/16

綠色建築認證

在印刷此售樓說明書前，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
不予評級

HKGBC 香港綠色建築議會

申請編號: PAU0006/16

Information in Application for Concession on Gross Floor Area (GFA) of Building
申請建築物總樓面面積寬免的資料

獲寬免總樓面面積的設施分項

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

		面積(平方米)
根據《建築物(規劃)規例》第23(3)(b)條不計算的總樓面面積		
1. (#)	停車場及上落客貨地方(公共交通總站除外)	1,787.976
2.	**機房及相類設施**	
2.1 (#)	所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	249.972
2.2 (#)	所佔面積**不**受任何《認可人士、註冊結構工程師及註冊岩土工程師作業備考》或規例限制的強制性設施或必要機房，例如僅供消防裝置及設備佔用的房間、電錶房、電力變壓房、食水及鹹水缸等	906.646
2.3 (#)	非強制性或非必要機房，例如空調機房、風櫃房等	N/A
根據聯合作業備考第1及第2號提供的環保設施		
3. (#)	露台	646.000
4.	加闊的公用走廊及升降機大堂	N/A
5.	公用空中花園	N/A
6. (#)	隔聲鰭	28.2
7.	翼牆、捕風器及風斗	N/A
8. (#)	非結構預製外牆	400.362
9.	工作平台	N/A
10. (#)	隔音屏障	17.699
適意設施		
11. (#)	供保安人員和管理處員工使用的櫃枱、辦公室、儲物室、警衛室和廁所、業主立案法團辦公室	43.212
12. (#)	住宅康樂設施，包括僅供康樂設施使用的中空、機房、游泳池的濾水器機房、有蓋人行道等	609.231
13. (#)	有上蓋的園景區及遊樂場	N/A
14. (#)	橫向屏障/有蓋人行道、花棚	N/A
15.	擴大升降機井道	N/A
16.	煙囪管道	N/A
17. (#)	其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	N/A
18. (#)	強制性設施或必要機房所需的管槽、氣槽	330.376
19. (#)	非強制性設施或非必要機房所需的管槽、氣槽	N/A
20.	環保系統及設施所需的機房、管槽及氣槽	N/A
21.	複式住宅單位及洋房的中空	N/A
22.	伸出物，如空調機箱或伸出外牆超過750毫米的平台	N/A
其他項目		
23.	庇護層，包括庇護層兼空中花園	N/A
24. (#)	其他伸出物	N/A
25.	公共交通總站	N/A
26.	共用構築物及樓梯	N/A
27. (#)	僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	29.796
28.	公眾通道	N/A
29.	因建築物後移導致的覆蓋面積	N/A
額外總樓面面積		
30.	額外總樓面面積	N/A

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。

發展項目的公用部分的預計能量表現或消耗

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

第I部分	
提供中央空調	否
提供具能源效益的設施	是
擬安裝的具能源效益的設施:-	1. 無齒輪交流變壓變頻升降機 2. 高效能空調機 3. 高效能照明系統

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):-					
位置	使用有關裝置的內部樓面面積(平方米)	基線樓宇(註腳2)每年能源消耗量		擬興建樓宇每年能源消耗量	
		電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年	電力 千瓦小時/平方米/年	煤氣/石油氣 用量單位/平方米/年
有使用中央屋宇裝備裝置(註腳3)的部份	6877	328.3	不適用	261.0	不適用

第III部分: 以下的裝置乃按機電工程署公布的相關實務守則設計:-			
裝置類型	是	否	不適用
照明裝置	✓		
空調裝置	✓		
電力裝置	✓		
升降機及自動梯的裝置	✓		
以總能源為本的方法			✓

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. “基線樓宇”與新建樓宇BEAM Plus標準 (現行版本) 第4節及附錄8中的“基準建築物模式 (零分標準)”具有相同涵義。
3. “中央屋宇裝備裝置”與樓宇的屋宇裝備裝置能源效益實務守則 (2010年2月版) (草稿) 中的涵義相同。

The date on which this Sales Brochure is printed is 1 August 2016.
There way be future changes to the Development and the surrounding areas.

本售樓説明書的印製日期為2016年8月1日。
發展項目及其周邊地區日後可能出現改變。

The Met. Blossom Sales Brochure - Examination Record
薈朗售樓說明書 - 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
27 October 2016 2016年10月27日	11	The Location Plan of the Development is updated 更新發展項目的所在位置圖
	15	The Outline Zoning Plan relating to the Development is updated 更新關乎發展項目的分區計劃大綱圖
	90	The Appliances Schedule is updated 更新設備說明
	91,92,95	The Schedule of Mechanical and Electrical Provisions of Residential Properties is updated 更新住宅物業的機電裝置數目表
24 January 2017 2017年1月24日	16	Layout Plan of the Development is updated 更新發展項目的布局圖
	17,18,20,22,24,26,28,30,32	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	42,43	Floor Plans of Parking Spaces in the Development is updated 更新發展項目中的停車位的樓面平面圖
	74,75	Elevation Plan is updated 更新立面圖
	76	Information on Common Facilities in the Development is updated 更新發展項目中的公用設施的資料
	100,101,102,103,104,105	Relevant information is updated 更新有關資料
	108,110	Information in Application for Concession on Gross Floor Area (GFA) of Building is updated 更新申請建築物總樓面面積寬免的資料
26 October 2017 2017年10月26日	1,2,2-A,3,4,4-A	Notes to Purchaser of First-hand Residential Properties is updated 更新一手住宅物業買家須知
	6	Information on Vendor and other 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
	11	Location plan of the Development is updated 更新發展項目的所在位置圖
	12,13,14	Aerial Photograph of the Development is updated 更新發展項目的鳥瞰照片
	16	Layout Plan of the Development is updated 更新發展項目的布局圖
	18,20,22,24,26,28,30,32	Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	42,43	Floor Plans of Parking Spaces in the Development is updated 更新發展項目中的停車位的樓面平面圖
	72	Cross-Section Plan of Building in the Development is updated 更新發展項目中的建築物的橫截面圖
	74,75	Elevation Plan is updated 更新立面圖
	76	Information on Common Facilities in the Development is updated 更新發展項目中的公用設施的資料
	108,110	Information in Application for Concession on Gross Floor Area (GFA) of Building is updated 更新申請建築物總樓面面積寬免的資料

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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
25 January 2018 2018年1月25日	11	The Location Plan of the Development is updated 更新發展項目的所在位置圖
	13	The Aerial Photograph the Development is updated 更新發展項目的鳥瞰照片
	22, 24, 30, 32	The Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
20 April 2018 2018年4月20日	18	The Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
20 April 2018 2018年4月20日	11	The Location Plan of the Development is updated 更新發展項目的所在位置圖
18 July 2018 2018年7月18日	5	Information of the Development is updated 更新發展項目的資料
	11	The Location Plan of the Development is updated 更新發展項目的所在位置圖
	12, 13	The Aerial Photograph the Development is updated 更新發展項目的鳥瞰照片
01 August 2018 2018年8月1日	5	Information of the Development is updated 更新發展項目的資料
	16	Layout Plan of the Development is updated 更新發展項目的布局圖
	18	The Floor Plans of Residential Properties in the Development is updated 更新發展項目的住宅物業的樓面平面圖
	106	Deleted the section of “Information Required by the Director of Lands to be set out in Sales Brochure as a condition for giving the Presale Consent” 刪除「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」的章節
22 August 2018 2018年8月22日	10	Information of the Property Management is updated 更新物業管理的資料
	45, 49	Summary of Deed of Mutual Covenant is updated 更新公契的摘要
19 November 2018 2018年11月19日	6	The 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
	11	The Location Plan of the Development is updated 更新發展項目的所在位置圖
	14	The Aerial Photograph the Development is updated 更新發展項目的鳥瞰照片
	80, 85	Fittings, Finishes and Appliances is updated 更新裝置、裝修物料及設備
14 February 2019 2019年2月14日	11	The Location Plan of the Development is updated 更新發展項目的所在位置圖
	22A	The Floor Plans in “as-is” of Residential Properties in the Development is added 新增發展項目的住宅物業的現狀平面圖
6 May 2019 2019年5月6日	11	The Location Plan of the Development is updated 更新發展項目的所在位置圖

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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
2 August 2019 2019年8月2日	11	The Location Plan of the Development is updated 更新發展項目的所在位置圖
30 October 2019 2019年10月30日	11	The Location Plan of the Development is updated 更新發展項目的所在位置圖