

Garden
REGENCY 芊御

SALES BROCHURE 售樓說明書



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

FOR ALL FIRST-HAND RESIDENTIAL PROPERTIES

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

- Vendors may not offer to sell all the residential properties that are covered in a price list. To know which residential properties the vendors may offer to sell, pay attention to the sales arrangements which will be announced by the vendors at least 3 days before the relevant residential properties are offered to be sold.
- Pay attention to the terms of payment as set out in a price list. If there are discounts on the price, gift, or any financial advantage or benefit to be made available in connection with the purchase of the residential properties, such information will also be set out in the price list.

- If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure 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.
- In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.
- 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

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

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

- the external dimensions of each residential property;
- the internal dimensions of each residential property;
- the thickness of the internal partitions of each residential property;
- 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.



contained in a document that has been registered with the Land Registry will not be regarded as “relevant information”;

- the cross-section plan showing a cross-section of the building in relation to every street adjacent to the building, and the level of every such street in relation to a known datum and to the level of the lowest residential floor of the building. This will help you visualize the difference in height between the lowest residential floor of a building and the street level, regardless of how that lowest residential floor is named;
- interior and exterior fittings and finishes and appliances;
- the basis on which management fees are shared;
- whether individual owners have obligations or need to share the expenses for managing, operating and maintaining the public open space or public facilities inside or outside the development, and the location of the public open space or public facilities; and
- whether individual owners have responsibility to maintain slopes.

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

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

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

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

8. Register of Transactions

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

9. Agreement for sale and purchase

- Ensure that the PASP and ASP include the mandatory provisions as required by the Ordinance.
- Pay attention that fittings, finishes and appliances to be included in the sale and purchase of the property are inserted in the PASP and ASP.

- Pay attention to the area plan annexed to the ASP which shows the total area which the vendor is selling to you. The total area which the vendor is selling to you is normally greater than the saleable area of the property.
- Pay attention to the vendor’s right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.
- A preliminary deposit of **5%** of the purchase price is payable by you to the owner (i.e. the seller) on entering into a PASP.
- If you do not execute the ASP within **5 working days** (working day means a day that is not a general holiday or a Saturday or a black rainstorm warning day or gale warning day) after entering into the PASP, the PASP is terminated, the preliminary deposit (i.e. 5% of the purchase price) is forfeited, and the owner (i.e. the seller) does not have any further claim against you for not executing the ASP.
- If you execute the ASP within 5 working days after the signing of the PASP, the owner (i.e. the seller) must execute the ASP within 8 working days after entering into the PASP.
- The deposit should be made payable to the solicitors’ firm responsible for stakeholding purchasers’ payments for the property.

10. Expression of intent of purchasing a residential property

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

11. Appointment of estate agent

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

12. Appointment of solicitor

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES

13. Pre-sale Consent

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

14. Show flats

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

FOR FIRST-HAND UNCOMPLETED RESIDENTIAL PROPERTIES AND COMPLETED RESIDENTIAL PROPERTIES PENDING COMPLIANCE

15. Estimated material date and handing over date

- Check the estimated material date³ for the development in the sales brochure.
 - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.

- Handing over date

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

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



FOR FIRST-HAND COMPLETED RESIDENTIAL PROPERTIES

16. Vendor's information form

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

17. Viewing of property

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

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

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

Other useful contacts:

Consumer Council

Website	: www.consumer.org.hk
Telephone	: 2929 2222
Email	: cc@consumer.org.hk
Fax	: 2856 3611

Estate Agents Authority

Website	: www.eaa.org.hk
Telephone	: 2111 2777
Email	: enquiry@eaa.org.hk
Fax	: 2598 9596

Real Estate Developers Association of Hong Kong

Telephone	: 2826 0111
Fax	: 2845 2521

Sales of First-hand Residential Properties Authority
March 2023

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。

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。

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、前庭及庭院的每一項目的面積，即使該些項目構成該物業的一部分的範圍。
- 售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部和內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。
- 親臨發展項目的所在地實地視察，以了解有關物業的四周環境(包括交通和社區設施)；亦應查詢有否任何城市規劃方案和議決，會對有關的物業造成影響；參閱載於售樓說明書內的位置圖、鳥瞰照片、分區計劃大綱圖，以及橫截面圖。

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。
- 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。

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。

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。
- 留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的14日內，將該項改動以書面通知買家。
- 訂立臨時買賣合約時，您須向擁有人(即賣方)支付樓價**5%**的臨時訂金。
- 如您在訂立臨時買賣合約後**五個工作日**(工作日指並非公眾假日、星期六、黑色暴雨警告日或烈風警告日的日子)之內，沒有簽立買賣合約，該臨時買賣合約即告終止，有關臨時訂金(即樓價的5%)會被沒收，而擁有人(即賣方)不得因您沒有簽立買賣合約而對您提出進一步申索。
- 在訂立臨時買賣合約後的五個工作日之內，倘您簽立買賣合約，則擁有人(即賣方)必須在訂立該臨時買賣合約後的八個工作日之內簽立買賣合約。
- 有關的訂金，應付予負責為所涉物業擔任保證金保存人的律師事務所。

10. 表達購樓意向

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

11. 委託地產代理

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

12. 委聘律師

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

適用於一手未落成住宅物業**13. 預售樓花同意書**

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

14. 示範單位

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

適用於一手未落成住宅物業及尚待符合條件的已落成住宅物業**15. 預計關鍵日期及收樓日期**

- 查閱售樓說明書中有關發展項目的預計關鍵日期³。
 - 售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。

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。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

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

一手住宅物業銷售監管局
 2023年3月

Name of the Development

Garden Regency

Name of the street and the street number

1A Ying Ho Road*

*The provisional street number is subject to confirmation when the Development is completed.

Total number of storeys of each multi-unit building

Tower 1, Tower 2 and Tower 3: 14 storeys

Note: The above number of storeys does not include the Basement, G/F, 1/F, Transfer Plate, Roof and Top Roof

Floor numbering in each multi-unit building as provided in the approved building plans for the Development

Tower 1, Tower 2 and Tower 3: Basement, G/F, 1/F – 3/F, 5/F – 12/F and 15/F – 18/F

Omitted floor numbers in each multi-unit building in which the floor numbering is not in consecutive order

4/F, 13/F and 14/F are omitted in each tower

Refuge floor (if any) of each multi-unit building

Not Applicable

This Development is an uncompleted development

- The estimated material date for the Development, as provided by the Authorized Person for the Development is 17 May 2027.
- The estimated material date is subject to any extension of time that is permitted under the Agreement for Sale and Purchase.
- For the purpose of the Agreement for Sale and Purchase, under the land grant, the consent of the Director of Lands is required to be given for the sale and purchase, without limiting any other means by which the completion of the Development may be proved, the issue of a certificate of compliance or consent to assign by the Director of Lands is conclusive evidence that the Development has been completed or is deemed to be completed (as the case may be).

發展項目名稱

芊御

街道名稱及門牌號數

映河路 1A 號*

*此臨時門牌號數有待發展項目建成時確認。

每幢多單位建築物的樓層總數

第 1 座、第 2 座及第 3 座：14 層

備註：上述樓層數目不包括地庫、地下、1 樓、轉換層、天台及頂層天台

發展項目的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數

第 1 座、第 2 座及第 3 座：地庫、地下、1 樓至 3 樓、5 樓至 12 樓及 15 樓至 18 樓

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 樓及 14 樓

每幢多單位建築物內的庇護層（如有的話）

不適用

本發展項目屬未落成發展項目

- 由該發展項目的認可人士提供的該發展項目的預計關鍵日期為 2027 年 5 月 17 日。
- 預計關鍵日期是受到買賣合約所允許的任何延期所規限的。
- 為買賣合約的目的（根據批地文件，進行該買賣，需獲地政總署署長同意），在不局限任何其他可用以證明該發展項目落成的方法的原則下，地政總署署長發出的合格證明書或轉讓同意，即為該發展項目已落成或當作已落成（視屬何情況而定）的確證。

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE DEVELOPMENT

賣方及有參與發展項目的其他人的資料

Vendor

Ease Gold Development Limited

Holding companies of the Vendor

Sun Hung Kai Properties Limited

Vast Earn Limited

Peak Harbour Development Ltd

Authorized Person for the Development

Wong Ka Man Carmen

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

Sun Hung Kai Architects and Engineers Limited

Building Contractor for the Development

Sanfield Building Contractors Limited

The firms of solicitors acting for the owner in relation to the sale of residential properties in the Development

Woo Kwan Lee & Lo

Johnson Stokes & Master

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

Hang Seng Bank Limited

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

Sun Hung Kai Properties Holding Investment Limited

賣方

宜金發展有限公司

賣方的控權公司

新鴻基地產發展有限公司

Vast Earn Limited

Peak Harbour Development Ltd

發展項目的認可人士

黃嘉雯

認可人士以其專業身份擔任經營人、董事或僱員的商號或法團

新鴻基建築設計有限公司

發展項目的承建商

新輝建築有限公司

就發展項目中的住宅物業的出售而代表擁有人行事的律師事務所

胡關李羅律師行

孖士打律師行

已為發展項目的建造提供貸款或已承諾為該項建造提供融資的認可機構

恒生銀行有限公司

已為發展項目的建造提供貸款的任何其他人

Sun Hung Kai Properties Holding Investment Limited

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



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

(a) 賣方或有關發展項目的承建商屬個人，並屬該發展項目的認可人士的家人。	不適用
(b) 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的家人。	不適用
(c) 賣方或該發展項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述認可人士的家人。	否
(d) 賣方或該發展項目的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬上述認可人士的有聯繫人士的家人。	不適用
(f) 賣方或該發展項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）董事或秘書屬上述認可人士的有聯繫人士的家人。	否
(g) 賣方或該發展項目的承建商屬個人，並屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(h) 賣方或該發展項目的承建商屬合夥，而該賣方或承建商的合夥人屬就該發展項目內的住宅物業的出售代表擁有人行事的律師事務所行事的經營人的家人。	不適用
(i) 賣方或該發展項目的承建商屬法團，而該賣方或承建商（或該賣方的控權公司）的董事或秘書屬上述律師事務所的經營人的家人。	否
(j) 賣方、賣方的控權公司或有關發展項目的承建商屬私人公司，而該發展項目的認可人士或該認可人士的有聯繫人士持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(k) 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述認可人士或上述有聯繫人士持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(l) 賣方或該發展項目的承建商屬法團，而上述認可人士或上述有聯繫人士屬該賣方、承建商或該賣方的控權公司的僱員、董事或秘書。	認可人士的有聯繫人士為賣方、承建商及新鴻基地產發展有限公司的一名董事。
(m) 賣方或該發展項目的承建商屬合夥，而上述認可人士或上述有聯繫人士屬該賣方或承建商的僱員。	不適用
(n) 賣方、賣方的控權公司或該發展項目的承建商屬私人公司，而就該發展項目中的住宅物業的出售而代表擁有人行事的律師事務所的經營人持有該賣方、控權公司或承建商最少10%的已發行股份。	否
(o) 賣方、賣方的控權公司或該發展項目的承建商屬上市公司，而上述律師事務所的經營人持有該賣方、控權公司或承建商最少1%的已發行股份。	否
(p) 賣方或該發展項目的承建商屬法團，而上述律師事務所的經營人屬該賣方或承建商或該賣方的控權公司的僱員、董事或秘書。	否
(q) 賣方或該發展項目的承建商屬合夥，而上述律師事務所的經營人屬該賣方或承建商的僱員。	不適用
(r) 賣方或該發展項目的承建商屬法團，而該發展項目的認可人士以其專業身分擔任董事或僱員的法團為該賣方或承建商或該賣方的控權公司的有聯繫法團。	認可人士以其專業身分擔任僱員的新鴻基建築設計有限公司屬賣方、承建商及賣方的控權公司的有聯繫法團。
(s) 賣方或該發展項目的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商屬賣方及其控權公司的有聯繫法團。

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

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

The thickness of the non-structural prefabricated external walls of each block is 150mm.
每棟建築物的非結構的預製外牆的厚度為 150 毫米。

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

Tower 座數	Floor 樓層	Flat 單位	Total area of 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	2/F 2 樓	A	1.170
		B	0.896
		C	0.870
		D	0.911
		E	0.829
		F	1.579
		G	1.611
		H	0.589
		J	0.559
		K	0.867
		L	0.926
		M	0.852
		N	0.896
		P	0.832
		Q	1.724
		R	1.534
		S	1.151

Tower 座數	Floor 樓層	Flat 單位	Total area of 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	3/F, 5/F – 12/F, 15/F – 17/F 3 樓、5 樓至 12 樓、 15 樓至 17 樓	A	1.170
		B	0.896
		C	0.870
		D	0.911
		E	0.827
		F	1.581
		G	1.611
		H	0.570
		J	0.559
		K	0.867
		L	0.926
		M	0.852
		N	0.896
		P	0.832
	18/F 18 樓	Q	1.852
		R	1.661
		S	1.151
		A	1.170
		B	0.896
		C	0.870
		E	0.973
		H	1.175
		L	0.926
		M	0.852
		N	0.896
		P	0.832
		Q	1.852
		R	1.661
		S	1.151



Tower 座數	Floor 樓層	Flat 單位	Total area of 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 2 第2座	2/F 2樓	A	1.172
		B	0.849
		C	0.551
		D	1.381
		E	1.279
		F	0.829
		G	0.830
		H	0.892
		J	0.829
		K	1.690
		L	1.534
		M	1.155
	3/F, 5/F – 12/F, 15/F – 17/F 3樓、5樓至12樓、 15樓至17樓	A	1.172
		B	0.849
		C	0.551
		D	1.381
		E	1.279
		F	0.829
		G	0.830
		H	0.892
		J	0.829
		K	1.818
		L	1.661
		M	1.155

Tower 座數	Floor 樓層	Flat 單位	Total area of 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 2 第2座	18/F 18樓	A	1.172
		B	0.849
		C	0.551
		D	1.381
		E	1.279
		F	0.829
		G	0.830
		H	0.892
		J	0.829
		K	1.818
		L	1.661
		M	1.155



Tower 座數	Floor 樓層	Flat 單位	Total area of 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 3 第3座	2/F 2樓	A	1.155
		B	0.867
		C	1.096
		D	1.391
		E	0.833
		F	0.551
		G	0.830
		H	0.892
		J	0.866
		K	1.384
		L	1.343
		M	1.155
	3/F, 5/F – 12/F, 15/F – 17/F 3樓、5樓至12樓、 15樓至17樓	A	1.155
		B	0.867
		C	1.096
		D	1.391
		E	0.833
		F	0.551
		G	0.830
		H	0.892
		J	0.866
		K	1.384
		L	1.343
		M	1.155

Tower 座數	Floor 樓層	Flat 單位	Total area of 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 3 第3座	18/F 18樓	A	1.155
		C	0.000
		F	0.551
		G	0.830
		H	0.892
		J	0.866
		K	1.384
		L	1.343
		M	1.155



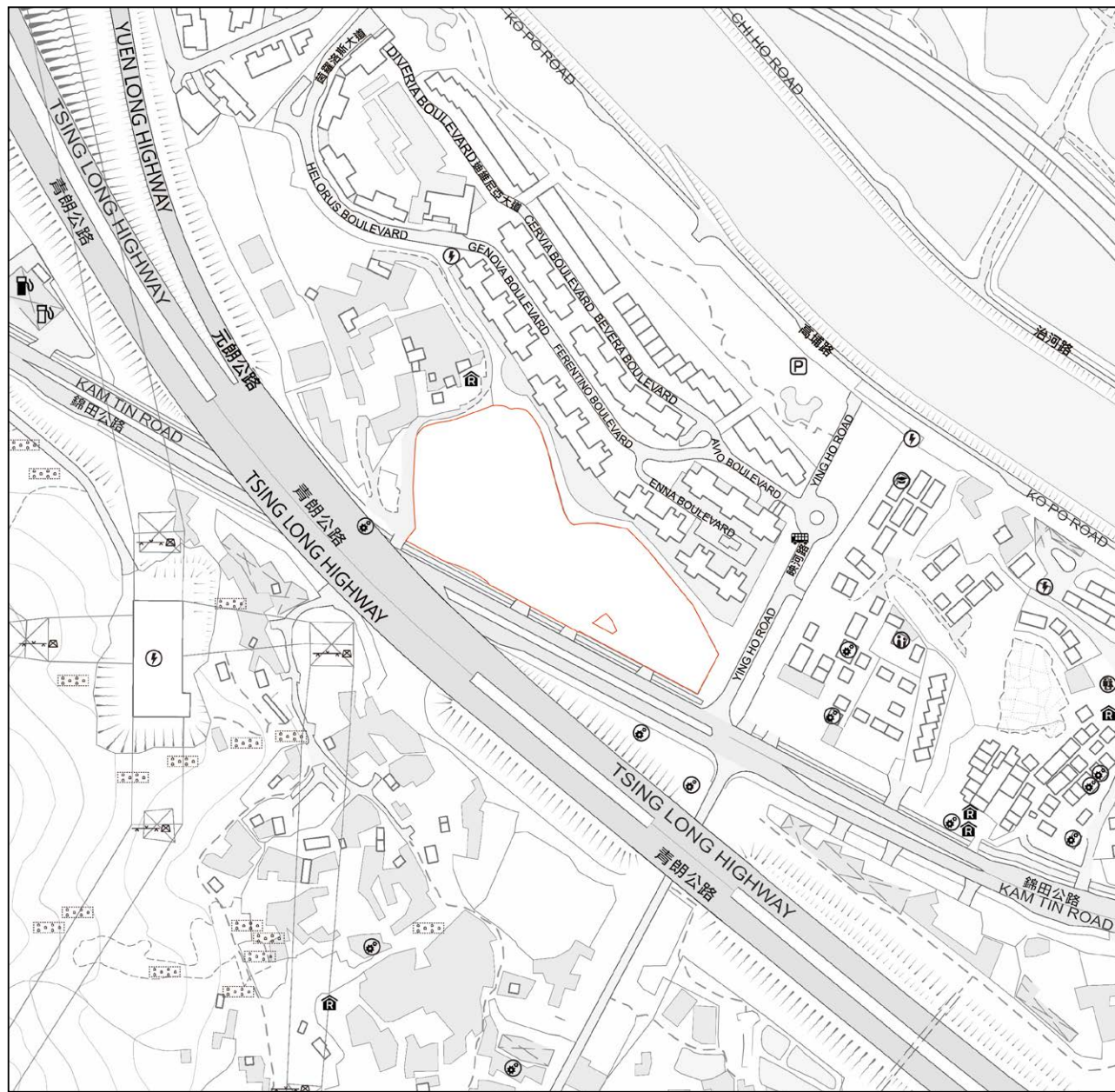
The Manager to be appointed under the latest draft deed of mutual covenant:

Supreme Management Services Limited

根據有關公契的最新擬稿獲委任的管理人：

超卓管理服務有限公司

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



NOTATION 圖例

	Petrol Filling Station	油站
	LPG Filling Station	石油氣加氣站
	Power Plant (including Electricity Sub-stations)	發電廠 (包括電力分站)
	Pylon	輸電塔架
	Cemetery	墳場
	Public Carpark (including Lorry Park)	公眾停車場 (包括貨車停泊處)
	Public Convenience	公廁
	Public Transport Terminal (including Rail Station)	公共交通總站 (包括鐵路車站)
	Public Utility Installation	公用事業設施裝置
	Religious Institution (including Church, Temple and Tsz Tong)	宗教場所 (包括教堂、廟宇及祠堂)
	School (including Kindergarten)	學校 (包括幼稚園)
	Social Welfare Facilities (including Elderly Centre and Home for the Mentally Disabled)	社會福利設施 (包括老人中心及弱智人士護理院)

Street name(s) not shown in full on the Location Plan of the Development:

於發展項目的所在位置圖未能顯示之街道全名：

AVIO BOULEVARD 艾維奧大道	BEVERA BOULEVARD 巴維拉大道	CERVIA BOULEVARD 卓維雅大道
ENNA BOULEVARD 茵娜大道	FERENTINO BOULEVARD 菲利提諾大道	GENOVA BOULEVARD 珍諾華大道

Boundary of the Development
發展項目的邊界

Scale 比例：0 50 100 150 200 250M(米)

This location plan is prepared by the Vendor with reference to the Digital Topographic Map No. T6-NE-A dated 23 April 2026 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是由賣方擬備並參考地政總署測繪處於2026年4月23日出版之數碼地形圖，圖幅編號T6-NE-A，有需要處經修正處理。

The Map is provided by the CSDI Portal and intellectual property rights are owned by the Government of the HKSAR.

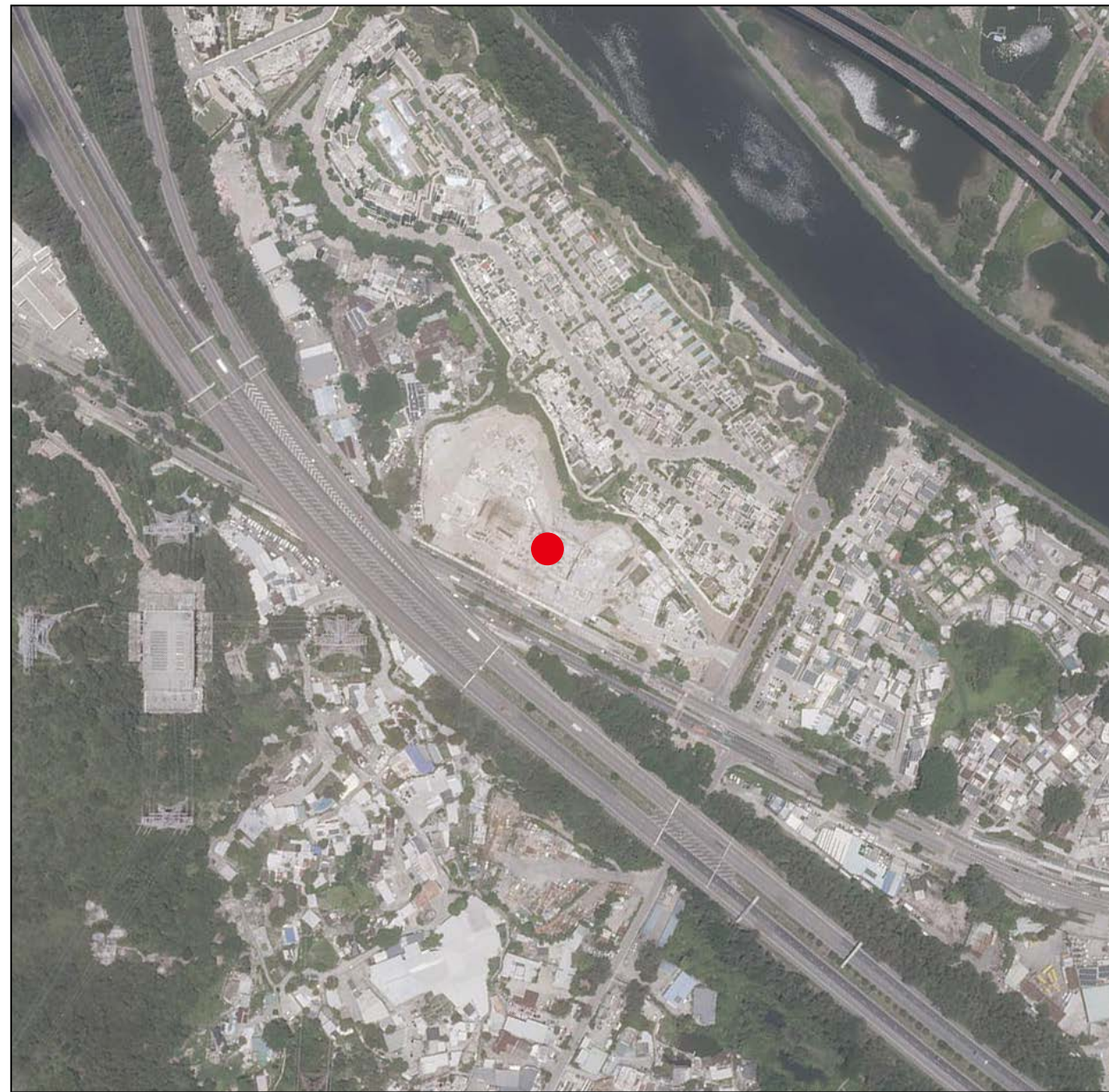
地圖由空間數據共享平台提供，香港特別行政區政府為知識產權擁有人。

Notes:

1. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
2. The location plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此位置圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。



● 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 6,000 feet, Photo No. E257754C, date of flight: 10 June 2025.

摘錄自地政總署測繪處在6,000呎的飛行高度拍攝之鳥瞰照片，照片編號E257754C，飛行日期：2025年6月10日。

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

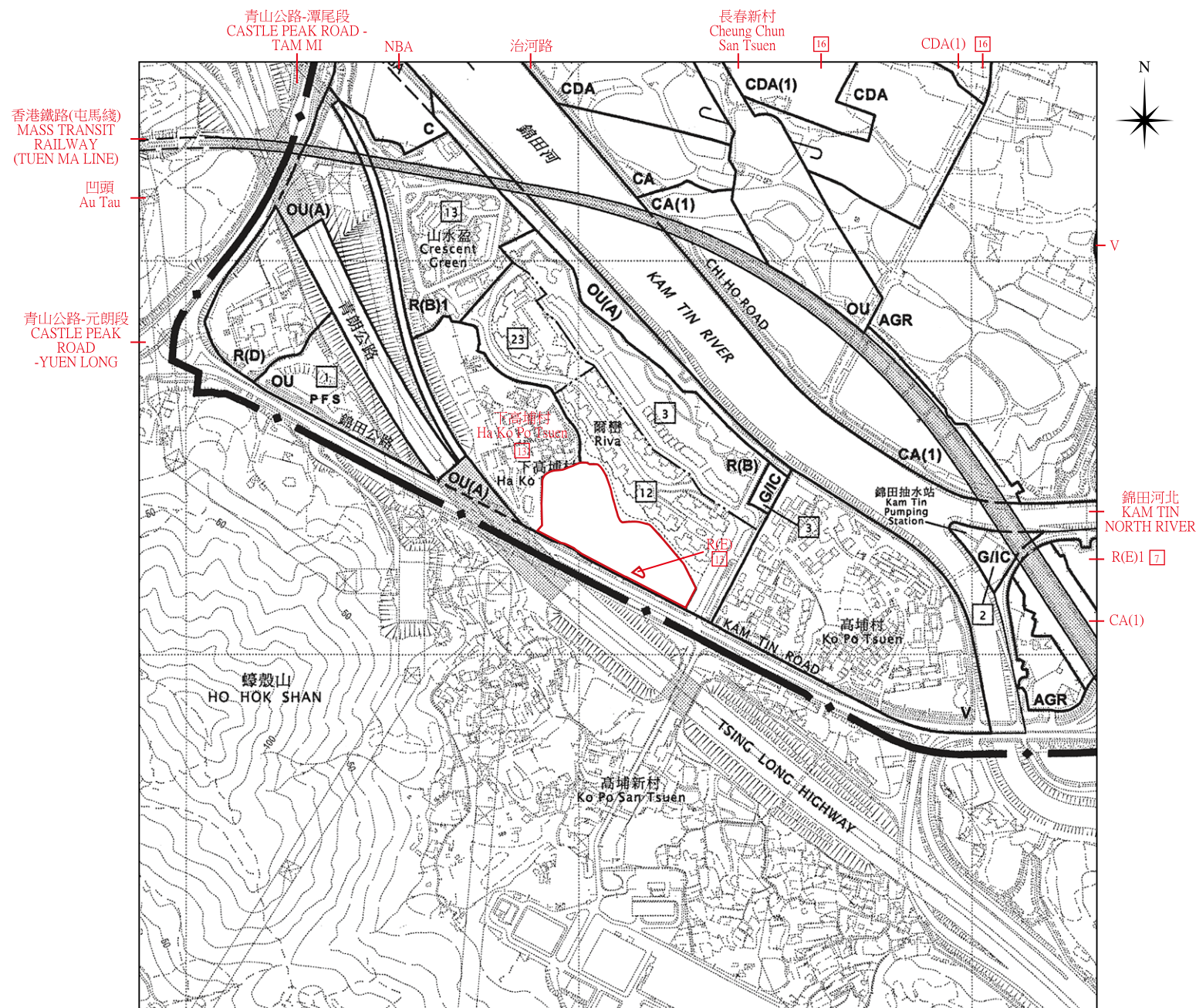
香港特別行政區政府地政總署測繪處©版權所有，未經許可，不得複製。

Notes:

1. Copy of the aerial photograph of the Development is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The aerial photograph may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註：

1. 發展項目的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此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。



NOTATION 圖例

ZONES		地帶
C	Commercial	商業
CDA	Comprehensive Development Area	綜合發展區
R(B)	Residential (Group B)	住宅 (乙類)
R(D)	Residential (Group D)	住宅 (丁類)
R(E)	Residential (Group E)	住宅 (戊類)
V	Village Type Development	鄉村式發展
G/I/C	Government, Institution or Community	政府、機構或社區
OU	Other Specified Uses	其他指定用途
OU(A)	Other Specified Uses (Amenity Area)	其他指定用途 (美化市容地帶)
AGR	Agriculture	農業
CA	Conservation Area	自然保育區
COMMUNICATIONS		交通
	Railway and Station (Elevated)	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
	Building Height Control Zone Boundary	建築物高度管制區界線
	Maximum Building Height (in number of storeys)	最高建築物高度 (樓層數目)
	P F S	加油站
	NBA	非建築用地

Boundary of the Development
發展項目的邊界

Scale 比例 : 0 100 200 300 400 500M (米)

Extract from the approved Kam Tin North Outline Zoning Plan (Plan no. S/YL-KTN/11), gazetted on 15 December 2023, with adjustments where necessary as shown in red.
摘錄自 2023 年 12 月 15 日刊憲之錦田北分區計劃大綱核准圖 (圖則編號 S/YL-KTN/11)，有需要處經修正處理，以紅色表示。

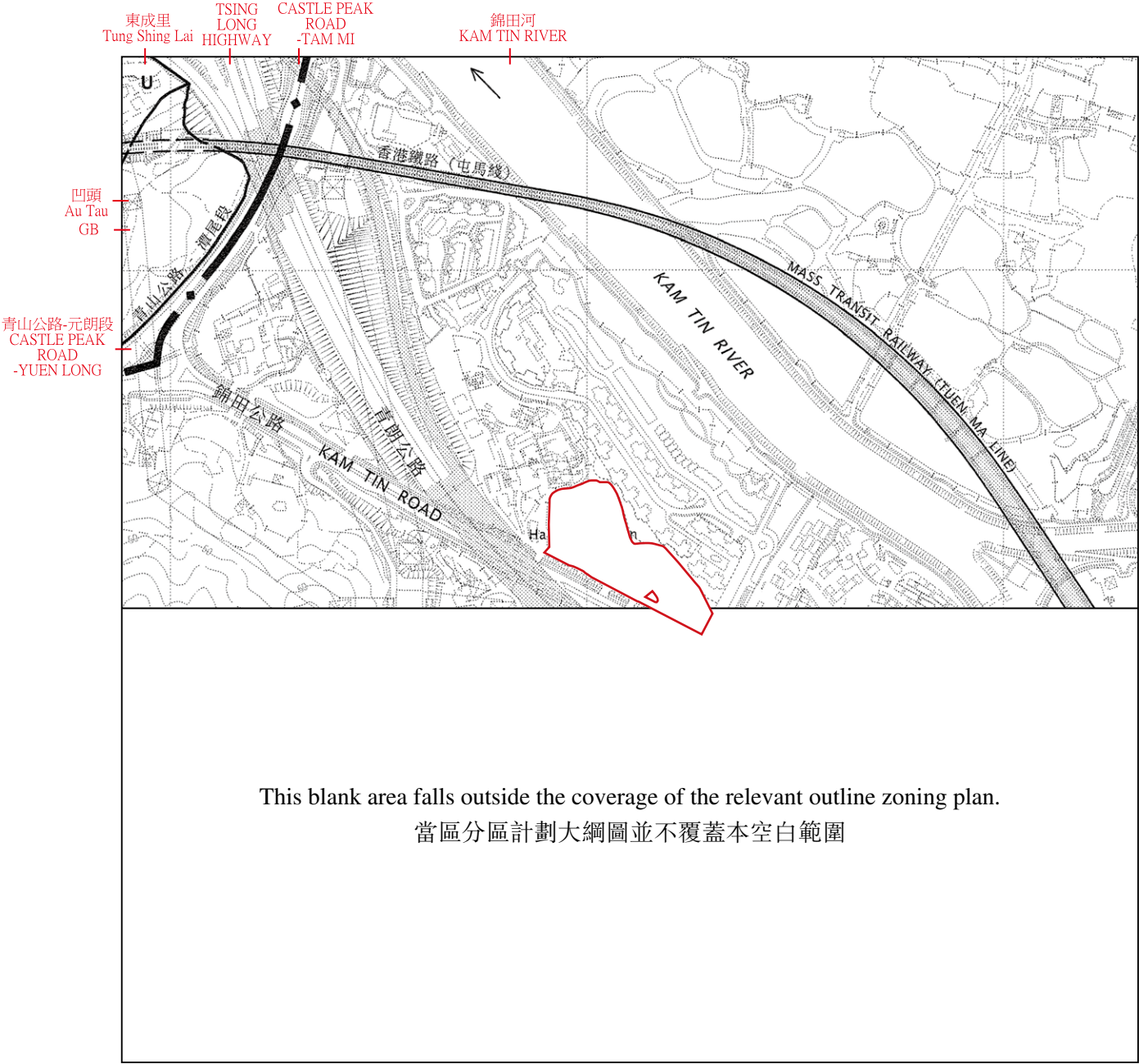
The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The 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：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此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。



NOTATION 圖例

ZONES		地帶
U	Undetermined	未決定用途
GB	Green Belt	綠化地帶
COMMUNICATIONS		交通
	Railway and Station (Elevated)	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

Boundary of the Development
發展項目的邊界

Scale 比例 : 0 100 200 300 400 500M(米)

Extract from the approved Nam Sang Wai Outline Zoning Plan (Plan no. S/YL-NSW/12), gazetted on 17 April 2026, with adjustments where necessary as shown in red.
摘錄自 2026 年 4 月 17 日刊憲之南生圍分區計劃大綱核准圖 (圖則編號 S/YL-NSW/12)，有需要處經修正處理，以紅色表示。

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地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

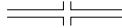
Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The 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：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此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。

NOTATION 圖例

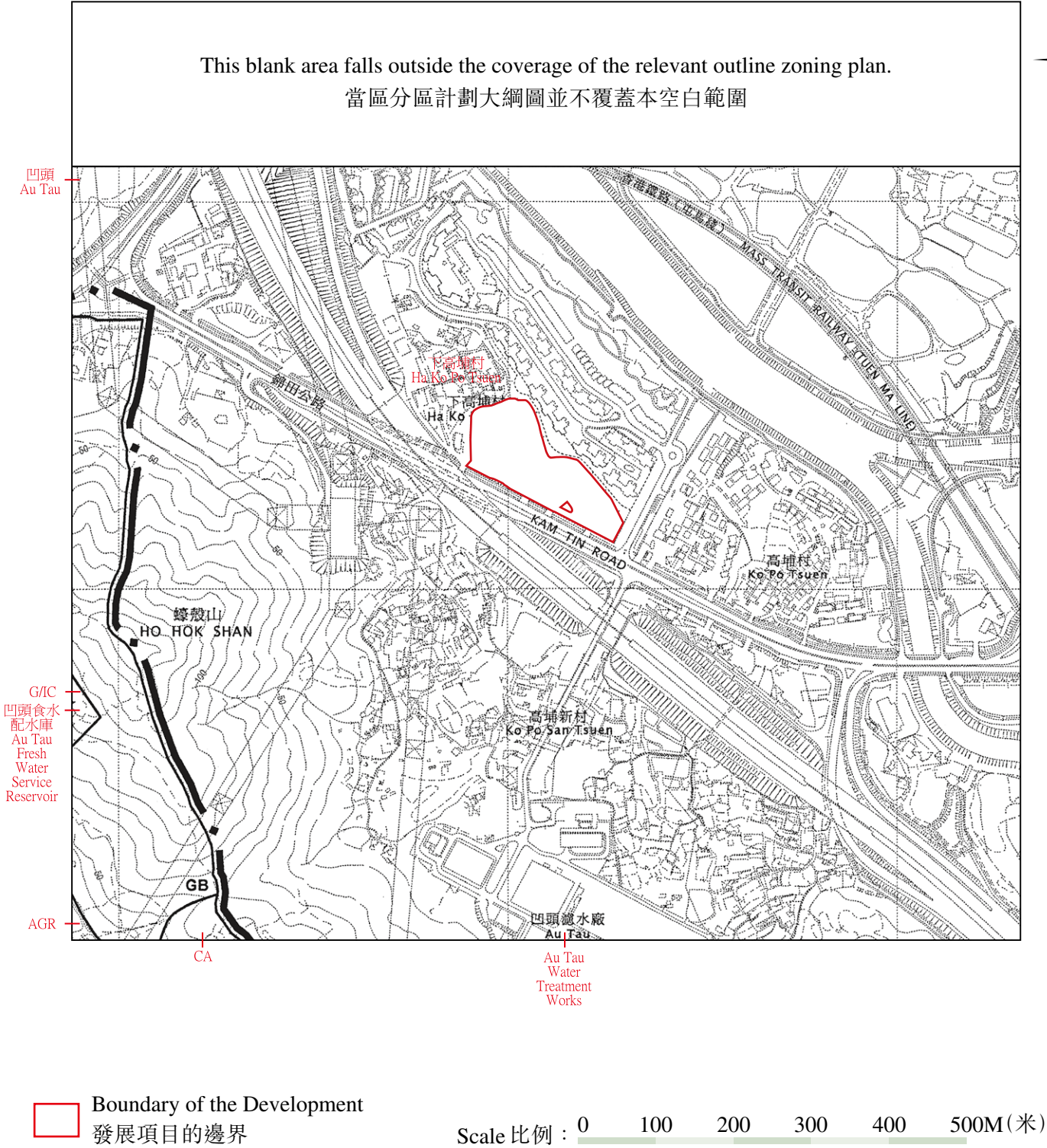
ZONES		地帶
	Government, Institution or Community	政府、機構或社區
	Agriculture	農業
	Green Belt	綠化地帶
	Conservation Area	自然保育區
COMMUNICATIONS		交通
	Major Road and Junction	主要道路及路口
MISCELLANEOUS		其他
	Boundary of Planning Scheme	規劃範圍界線

Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The 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：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此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。



Extract from the approved Tai Tong Outline Zoning Plan (Plan no. S/YL-TT/20), gazetted on 15 December 2023, with adjustments where necessary as shown in red.

摘錄自 2023 年 12 月 15 日刊憲之大棠分區計劃大綱核准圖（圖則編號 S/YL-TT/20），有需要處經修正處理，以紅色表示。

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地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。



Boundary of the Development
發展項目的邊界

Scale 比例：0 100 200 300 400 500M(米)

Extract from the approved Kam Tin South Outline Zoning Plan (Plan no. S/YL-KTS/15), gazetted on 21 December 2018, with adjustments where necessary as shown in red.
摘錄自2018年12月21日刊憲之錦田南分區計劃大綱核准圖(圖則編號S/YL-KTS/15)，有需要處經修正處理，以紅色表示。

The plan, prepared by the Planning Department under the direction of the Town Planning Board, is reproduced with the permission of the Director of Lands. © The Government of Hong Kong SAR.
地圖為規劃署遵照城市規劃委員會指示擬備，版權屬香港特別行政區政府，經地政總署准許複印。

NOTATION 圖例

ZONES		地帶
	Government, Institution or Community	政府、機構或社區
	Agriculture	農業
	Green Belt	綠化地帶
	Conservation Area	自然保育區
COMMUNICATIONS		交通
	Railway and Station (Elevated)	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

Notes:

1. The last updated outline zoning plan and the attached schedule as at the date of printing of the sales brochure are available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct on-site visit for a better understanding of the development site, its surrounding environment and the public facilities nearby.
3. The 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：

1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此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。

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON LAYOUT PLAN

布局圖中所使用之名詞及簡稱之圖例

A/C OUTDOOR UNIT	=	AIR-CONDITIONER OUTDOOR UNIT	冷氣室外機	EXHAUST LOUVRE FOR EMERGENCY GENERATOR ROOM AT 1/F	=	EXHAUST LOUVRE FOR EMERGENCY GENERATOR ROOM AT 1/F	位於1樓之供緊急發電機房使用之排氣百葉
A/C OUTDOOR UNIT FOR BASEMENT CARPARK LIFT LOBBY AT 1/F FLAT ROOF	=	AIR-CONDITIONER OUTDOOR UNIT FOR BASEMENT CARPARK LIFT LOBBY AT 1/F FLAT ROOF	位於1樓平台之供地庫停車場升降機大堂使用之冷氣室外機	EXHAUST LOUVRE FOR RESIDENTIAL RECREATIONAL FACILITIES AT G/F	=	EXHAUST LOUVRE FOR RESIDENTIAL RECREATIONAL FACILITIES AT G/F	位於地下之供住客康樂設施使用之排氣百葉
A/C OUTDOOR UNIT FOR RESIDENTIAL RECREATIONAL FACILITIES AT 1/F FLAT ROOF	=	AIR-CONDITIONER OUTDOOR UNIT FOR RESIDENTIAL RECREATIONAL FACILITIES AT 1/F FLAT ROOF	位於1樓平台之供住客康樂設施使用之冷氣室外機	EXHAUST LOUVRE FOR TOWER 1 REFUSE STORAGE AND MATERIAL RECOVERY ROOM AT ROOF	=	EXHAUST LOUVRE FOR TOWER 1 REFUSE STORAGE AND MATERIAL RECOVERY ROOM AT ROOF	位於天台之供第1座垃圾及物料回收房使用之排氣百葉
BASEMENT CARPARK ENTRANCE AT G/F	=	BASEMENT CARPARK ENTRANCE AT G/F	位於地下之地庫停車場入口	EXHAUST LOUVRE FOR TOWER 2 REFUSE STORAGE AND MATERIAL RECOVERY ROOM AT ROOF	=	EXHAUST LOUVRE FOR TOWER 2 REFUSE STORAGE AND MATERIAL RECOVERY ROOM AT ROOF	位於天台之供第2座垃圾及物料回收房使用之排氣百葉
CARETAKERS' OFFICE AT G/F	=	CARETAKERS' OFFICE AT G/F	位於地下之管理員辦公室	EXHAUST LOUVRE FOR TOWER 3 REFUSE STORAGE AND MATERIAL RECOVERY ROOM AT ROOF	=	EXHAUST LOUVRE FOR TOWER 3 REFUSE STORAGE AND MATERIAL RECOVERY ROOM AT ROOF	位於天台之供第3座垃圾及物料回收房使用之排氣百葉
CARETAKERS' OFFICE 1 AT G/F	=	CARETAKERS' OFFICE 1 AT G/F	位於地下之管理員辦公室1	EXHAUST LOUVRE FOR REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER AT 1/F	=	EXHAUST LOUVRE FOR REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER AT 1/F	位於1樓之供垃圾及物料回收房使用之排氣百葉
CARETAKERS' QUARTER	=	CARETAKERS' QUARTER	管理員宿舍	FUEL TANK ROOM AT G/F	=	FUEL TANK ROOM AT G/F	位於地下之燃油箱房
CARRIAGEWAY / EMERGENCY VEHICULAR ACCESS	=	CARRIAGEWAY / EMERGENCY VEHICULAR ACCESS	車道/緊急車輛通道	G.	=	RESIDENTIAL CAR PARKING SPACE	住客停車位
CHIMNEY FOR EMERGENCY GENERATOR ROOM AT TOP ROOF	=	CHIMNEY FOR EMERGENCY GENERATOR ROOM AT TOP ROOF	位於頂層天台之供緊急發電機房煙囪	GONDOLA AT TOP ROOF	=	GONDOLA AT TOP ROOF	位於頂層天台之吊船
COVERED LANDSCAPED AREA AT G/F	=	COVERED LANDSCAPED AREA AT G/F	位於地下之有蓋園景區	JACUZZI	=	JACUZZI	按摩浴缸
EMERGENCY GENERATOR ROOM AT G/F	=	EMERGENCY GENERATOR ROOM AT G/F	位於地下之緊急發電機房	L/UL	=	LOADING AND UNLOADING SPACE	上落貨停車位
EXHAUST AND INTAKE LOUVRE FOR FUEL TANK ROOM AT G/F	=	EXHAUST AND INTAKE LOUVRE FOR FUEL TANK ROOM AT G/F	位於地下之供燃油箱房使用之排氣和進氣百葉	LANDLOCKED LOT	=	LANDLOCKED LOT	被包圍地段
EXHAUST LOUVRE FOR BASEMENT CARPARK AT G/F	=	EXHAUST LOUVRE FOR BASEMENT CARPARK AT G/F	位於地下之供地下停車場使用之排氣百葉	LOUVRE FOR EMERGENCY GENERATOR ROOM AT G/F	=	LOUVRE FOR EMERGENCY GENERATOR ROOM AT G/F	位於地下之供緊急發電機房使用之百葉

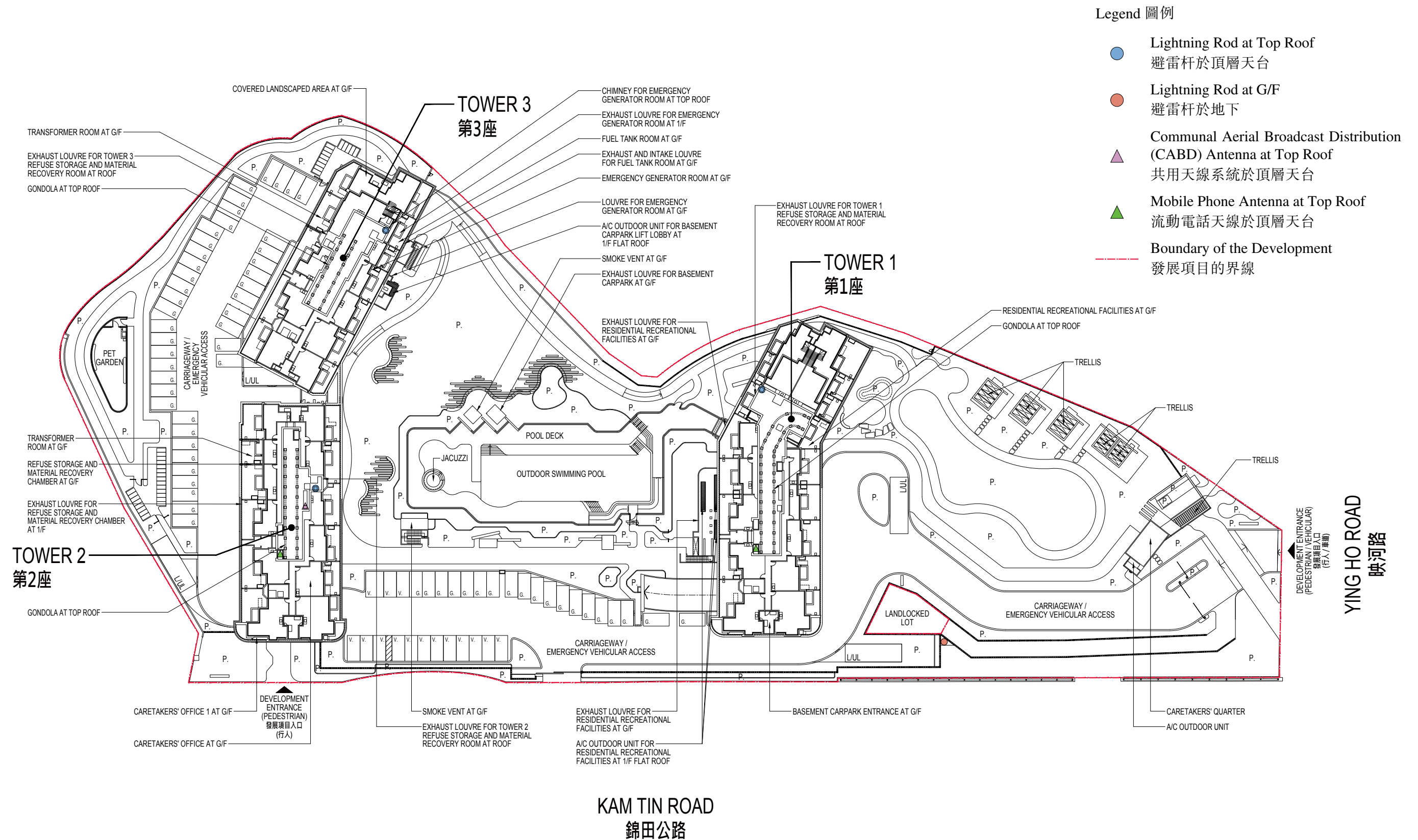


LEGEND OF THE TERMS AND ABBREVIATIONS USED ON LAYOUT PLAN

布局圖中所使用之名詞及簡稱之圖例

OUTDOOR SWIMMING POOL	=	OUTDOOR SWIMMING POOL	室外游泳池
P.	=	PLANTER	花槽
PET GARDEN	=	PET GARDEN	寵物花園
POOL DECK	=	POOL DECK	游泳池平台
REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER AT G/F	=	REFUSE STORAGE AND MATERIAL RECOVERY CHAMBER AT G/F	位於地下之供垃圾及物料回收房
RESIDENTIAL RECREATIONAL FACILITIES AT G/F	=	RESIDENTIAL RECREATIONAL FACILITIES AT G/F	位於地下之住客康樂設施
SMOKE VENT AT G/F	=	SMOKE VENT AT G/F	位於地下之排煙口
TRANSFORMER ROOM AT G/F	=	TRANSFORMER ROOM AT G/F	位於地下之變壓器房
TRELLIS	=	TRELLIS	花棚
V.	=	VISITOR PARKING SPACE	訪客停車位

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



The estimated date of completion of the building and facilities as provided by the Authorized Person for the Development is 29 January 2027.

由發展項目的認可人士提供的該建築物及設施的預計落成日期為2027年1月29日。

Scale 比例: 0 10 20M(米)

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON FLOOR PLAN

樓面平面圖中所使用之名詞及簡稱之圖例

A.D.	=	AIR DUCT	通風槽
A.D. + P.D.	=	AIR DUCT AND PIPE DUCT	通風槽和管道槽
A/C PLINTH	=	AIR-CONDITIONER PLINTH	冷氣機機台
ACP	=	AIR-CONDITIONER PLATFORM	冷氣機平台
A.P.C. / ALUM. PIPE COVER (COMMON AREA)	=	ALUMINIUM PIPE COVER (COMMON AREA)	鋁質管道覆蓋 (公用範圍)
B.R.1	=	BEDROOM 1	睡房 1
B.R.2	=	BEDROOM 2	睡房 2
B.R.3	=	BEDROOM 3	睡房 3
B.R.4	=	BEDROOM 4	睡房 4
B.W.	=	BAY WINDOW	窗台
BAL.	=	BALCONY	露台
BAL. & U.P. ABOVE	=	BALCONY & UTILITY PLATFORM ABOVE	露台及工作平台置上
BATH	=	BATHROOM	浴室
BUILDING LINE BELOW	=	BUILDING LINE BELOW	建築物界線置下

18/F BUILDING LINE ABOVE	=	18/F BUILDING LINE ABOVE	建築物界線置上於 18 樓
C.F.R. / COMMON FLAT ROOF	=	COMMON FLAT ROOF	公用平台
DN	=	DOWN	落
DOG-HOUSE	=	DOG-HOUSE	管道房
E.D.	=	ELECTRICAL DUCT	電力管道槽
ELV. DUCT	=	EXTRA-LOW VOLTAGE DUCT	特低壓電管道槽
ELECT. ROOM 1	=	ELECTRIC METER ROOM 1	電錶房 1
ELECT. ROOM 2	=	ELECTRIC METER ROOM 2	電錶房 2
FALL	=	FALL	斜台
F.S. DUCT	=	FIRE SERVICE DUCT	消防設備管道槽
FLAT ROOF	=	FLAT ROOF	平台
FLAT ROOF (FOR FLAT X)	=	FLAT ROOF (FOR FLAT X)	住宅 X 之平台
FLUSHING AND POTABLE WATER PUMP ROOM	=	FLUSHING AND POTABLE WATER PUMP ROOM	沖廁水和食水泵房
FLUSHING WATER PUMP ROOM	=	FLUSHING WATER PUMP ROOM	沖廁水泵房

Notes:

1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to balcony and/ or flat roof and/ or utility platform and/ or air-conditioning platform and/ or external wall of some residential units.
3. There are sunken slabs and/ or ceiling bulkheads and/ or false ceiling at living rooms, dining rooms, bedrooms, utility rooms, corridors, bathrooms, store rooms, lavatories, open kitchens and kitchens of some residential units for the air-conditioning system and/ or mechanical and electrical services. There are exposed pipes and/ or ductings for air-conditioning system and/ or mechanical and electrical services within some utility rooms.
4. Balconies and utility platforms are non-enclosed areas.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans for general indication only.
6. There are non-structural prefabricated external walls in the residential units. The saleable area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the area of the non-structural prefabricated external walls, and is measured from the exterior of such non-structural prefabricated external walls.

備註：

1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或面板內藏之公用喉管。
3. 部份住宅單位的客廳、飯廳、睡房、工作間、走廊、浴室、儲物房、洗手間、開放式廚房以及廚房天花有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管及/或管道。
4. 露台及工作平台為不可封閉的地方。
5. 樓面平面圖上所顯示的形象裝置符號例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
6. 住宅單位有非結構的預製外牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆的面積，並由該非結構的預製外牆之外圍起計。

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON FLOOR PLANS

樓面平面圖中所使用之名詞及簡稱之圖例

H.R.	=	HOSE REEL	消防喉轆	OPEN KIT.	=	OPEN KITCHEN	開放式廚房
INACCESSIBLE VOID (WITH LIGHTWEIGHT CONC. FILL)	=	INACCESSIBLE VOID (WITH LIGHTWEIGHT CONCRETE FILL)	不可到達的中空 (用輕混凝土填滿)	POTABLE WATER PUMP ROOM	=	POTABLE WATER PUMP ROOM	食水泵房
KIT.	=	KITCHEN	廚房	P.D.	=	PIPE DUCT	管道槽
LAV.	=	LAVATORY	洗手間	R.C.A.F.	=	REINFORCED CONCRETE ARCHITECTURAL FEATURE	鋼筋混凝土建築裝飾
LIFT	=	LIFT	升降機	R.C.A.F. AT H/L	=	REINFORCED CONCRETE ARCHITECTURAL FEATURE AT HIGH LEVEL	鋼筋混凝土建築裝飾於高位
LIFT LOBBY	=	LIFT LOBBY	升降機大堂	R.S.M.R.R.	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收房
LIFT MACHINE ROOM	=	LIFT MACHINE ROOM	升降機機房	RAMP UP	=	RAMP UP	上斜道
LIFT PLATFORM	=	LIFT PLATFORM	升降機平台	ROOF (FOR X/F FLAT X)	=	ROOF (FOR X/F FLAT X)	天台 (於 X 樓供單位 X)
LIV./DIN.	=	LIVING ROOM / DINING ROOM	客廳/飯廳	#RCM AT H/L	=	REINFORCED CONCRETE MOULDING AT HIGH LEVEL	鋼筋混凝土裝飾條於高位
M.B.R.	=	MASTER BEDROOM	主人睡房	#RCM AT WINDOW HEAD	=	REINFORCED CONCRETE MOULDING AT WINDOW HEAD	鋼筋混凝土裝飾條於窗頂
M.BATH	=	MASTER BATHROOM	主人浴室				
M.CA.	=	COMMON AREA FOR MAINTENANCE	供維修用之公用範圍				
METAL ARCH. FEATURE	=	METAL ARCHITECTURAL FEATURE	金屬建築裝飾				

Notes:

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備註：

1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或面板內藏之公用喉管。
3. 部份住宅單位的客廳、飯廳、睡房、工作間、走廊、浴室、儲物房、洗手間、開放式廚房以及廚房天花有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管及/或管道。
4. 露台及工作平台為不可封閉的地方。
5. 樓面平面圖上所顯示的形象裝置符號例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
6. 住宅單位有非結構的預製外牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆的面積，並由該非結構的預製外牆之外圍起計。

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON FLOOR PLANS

樓面平面圖中所使用之名詞及簡稱之圖例

#RCM AT WINDOW HEAD & CILL	=	REINFORCED CONCRETE MOULDING AT WINDOW HEAD & CILL	鋼筋混凝土裝飾條於窗頂和窗臺	(NMM) ACOUSTIC DOOR (BAFFLE TYPE) FOR X/F TO X/F ONLY	=	(NOISE MITIGATION MEASURES) ACOUSTIC DOOR (BAFFLE TYPE) FOR X/F TO X/F ONLY	(噪音緩解措施) 減音門 (擋音式) 只限於 X 樓至 X 樓
#RCM AT WINDOW HEAD (AT X/F ONLY) AT WINDOW CILL (AT X/F ONLY)	=	REINFORCED CONCRETE MOULDING AT WINDOW HEAD (AT X/F ONLY) AT WINDOW CILL (AT X/F ONLY)	鋼筋混凝土裝飾條於窗頂 (只限 X 樓) 於窗臺 (只限 X 樓)	(NMM) ACOUSTIC WINDOW (BAFFLE TYPE) FOR X/F TO X/F ONLY	=	(NOISE MITIGATION MEASURES) ACOUSTIC WINDOW (BAFFLE TYPE) FOR X/F TO X/F ONLY	(噪音緩解措施) 減音窗 (擋音式) 只限於 X 樓至 X 樓
#RCM AT X/F	=	REINFORCED CONCRETE MOULDING AT X/F	鋼筋混凝土裝飾條於 X 樓	(NMM) FIXED GLAZING W/ MAINTENANCE WINDOW	=	(NOISE MITIGATION MEASURES) FIXED GLAZING WITH MAINTENANCE WINDOW	(噪音緩解措施) 固定式窗戶連維修窗
S.	=	SINK	洗滌盆				
TOP OF BAL. & U.P.	=	TOP OF BALCONY & UTILITY PLATFORM	露台及工作平台上蓋	(NMM) FIXED GLAZING W/ MAINTENANCE WINDOW (1800W. x 600H.) AT 2250H. A.F.F.L. FOR LIGHTING	=	(NOISE MITIGATION MEASURES) FIXED GLAZING WITH MAINTENANCE WINDOW (1800 WIDTH x 600 HEIGHT) AT 2250 HIGH ABOVE FINISHED FLOOR LEVEL FOR LIGHTING	(噪音緩解措施) 固定式窗戶連維修窗 (1800 寬 x 600 高) 位於完成地面以上 2250 高度處用於照明
TOP OF STAIRHOOD	=	TOP OF STAIRHOOD	梯屋上蓋				
U.P.	=	UTILITY PLATFORM	工作平台				
UP	=	UP	上				
UTILITY ROOM	=	UTILITY ROOM	工作間				
W.M.C.	=	WATER METER CABINET	水錶櫃				

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備註：

- 部份樓層外牆設有建築裝飾。
- 部份住宅單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或面板內藏之公用喉管。
- 部份住宅單位的客廳、飯廳、睡房、工作間、走廊、浴室、儲物房、洗手間、開放式廚房以及廚房天花有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管及/或管道。
- 露台及工作平台為不可封閉的地方。
- 樓面平面圖上所顯示的形象裝置符號例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
- 住宅單位有非結構的預製外牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆的面積，並由該非結構的預製外牆之外圍起計。

LEGEND OF THE TERMS AND ABBREVIATIONS USED ON FLOOR PLANS

樓面平面圖中所使用之名詞及簡稱之圖例

(NMM) FIXED GLAZING W/ MAINTENANCE WINDOW (2025W. x 600H.) AT 2250H. A.F.F.L. FOR LIGHTING	=	(NOISE MITIGATION MEASURES) FIXED GLAZING WITH MAINTENANCE WINDOW (2025 WIDTH x 600 HEIGHT) AT 2250 HIGH ABOVE FINISHED FLOOR LEVEL FOR LIGHTING	(噪音緩解措施) 固定式窗戶連維修窗 (2025 寬 x 600 高) 位於完成地面以上 2250 高度處用於照明	90mm METAL CLADDING WITH (NMM) SOUND ABSORPTION MATERIAL	=	90mm METAL CLADDING WITH (NOISE MITIGATION MEASURES) SOUND ABSORPTION MATERIAL	90 毫米金屬覆蓋層及 (噪音緩解措施) 吸音物料
(NMM) FIXED GLAZING WITHOUT MAINTENANCE WINDOW	=	(NOISE MITIGATION MEASURES) FIXED GLAZING WITHOUT MAINTENANCE WINDOW	(噪音緩解措施) 固定式窗戶不連維修窗	900H. MAINTENANCE METAL RAILING	=	900 HEIGHT MAINTENANCE METAL RAILING	900 毫米高維修用金屬欄杆
(NMM) FIXED GLAZING WITHOUT MAINTENANCE WINDOW FOR X/F TO X/F ONLY	=	(NOISE MITIGATION MEASURES) FIXED GLAZING WITHOUT MAINTENANCE WINDOW FOR X/F TO X/F	(噪音緩解措施) 固定式窗戶不連維修窗只限於 X 樓至 X 樓	* /(NMM) ACOUSTIC WINDOW	=	(NOISE MITIGATION MEASURES) ACOUSTIC WINDOW (BAFFLE TYPE)	(噪音緩解措施) 減音窗 (擋音式)
(NMM) SELF-CLOSING ACCESS DOOR	=	(NOISE MITIGATION MEASURES) SELF-CLOSING ACCESS DOOR	(噪音緩解措施) 自動關閉式門	** /(NMM) ACOUSTIC DOOR	=	(NOISE MITIGATION MEASURES) ACOUSTIC DOOR (BAFFLE TYPE)	(噪音緩解措施) 減音門 (擋音式)
(NMM) VERTICAL ACOUSTIC FIN	=	(NOISE MITIGATION MEASURES) VERTICAL ACOUSTIC FIN	(噪音緩解措施) 垂直隔聲鰭	*** /(NMM) ACOUSTIC DOOR WITH MPA	=	(NOISE MITIGATION MEASURES) ACOUSTIC DOOR WITH MPA (BAFFLE TYPE)	(噪音緩解措施) 減音門連微孔吸音板 (擋音式)

Notes:

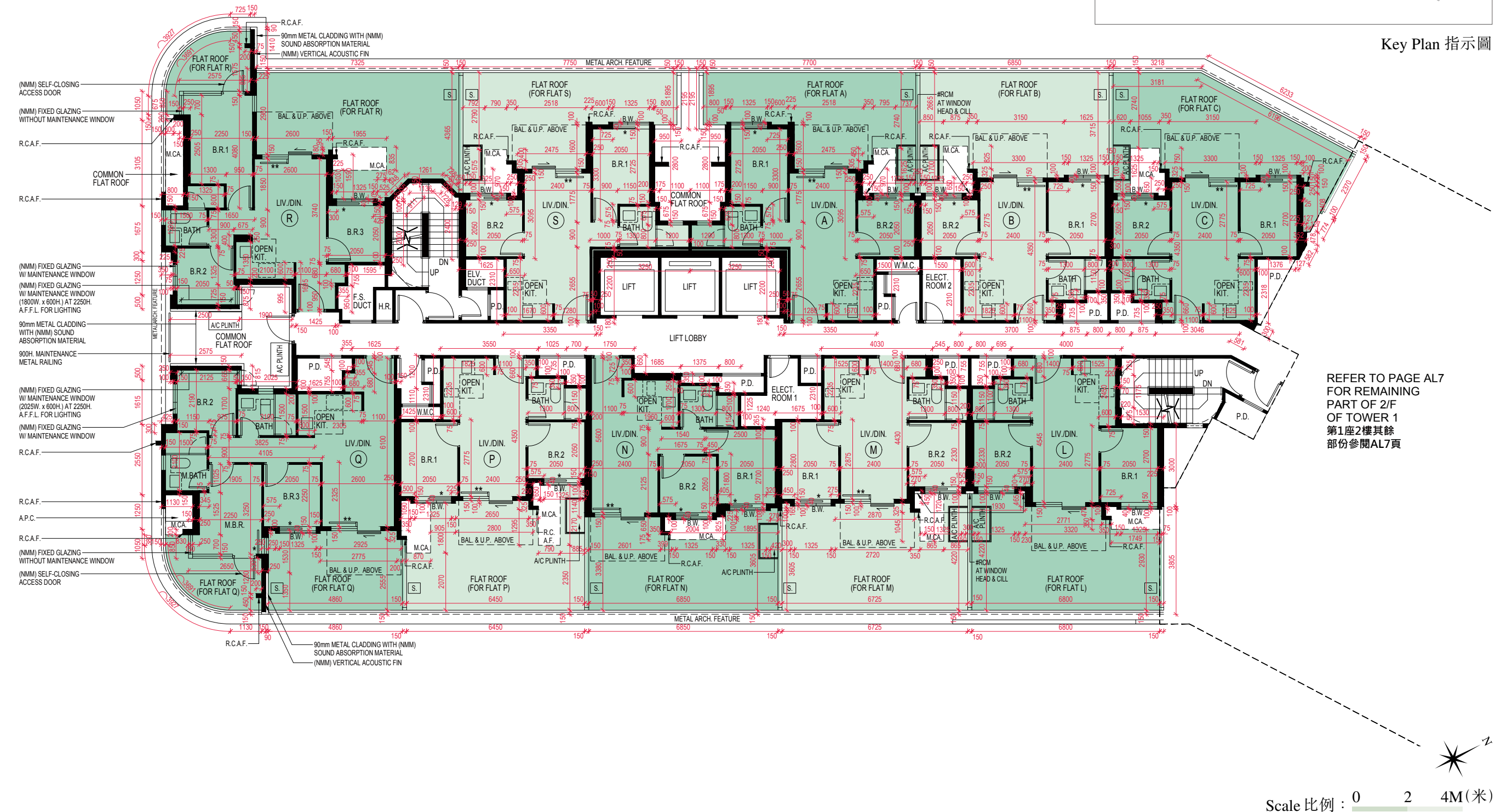
1. There may be architectural features on external walls of some floors.
2. Common pipes exposed and/ or enclosed in cladding are located at/ adjacent to balcony and/ or flat roof and/ or utility platform and/ or air-conditioning platform and/ or external wall of some residential units.
3. There are sunken slabs and/ or ceiling bulkheads and/ or false ceiling at living rooms, dining rooms, bedrooms, utility rooms, corridors, bathrooms, store rooms, lavatories, open kitchens and kitchens of some residential units for the air-conditioning system and/ or mechanical and electrical services. There are exposed pipes and/ or ductings for air-conditioning system and/ or mechanical and electrical services within some utility rooms.
4. Balconies and utility platforms are non-enclosed areas.
5. Symbols of fittings and fitments shown on the floor plans, such as bathtubs, sink, water closets, shower, sink counter etc, are architectural symbols extracted from the latest approved general building plans for general indication only.
6. There are non-structural prefabricated external walls in the residential units. The saleable area as defined in the Formal Agreement for Sale and Purchase of a residential unit has included the area of the non-structural prefabricated external walls, and is measured from the exterior of such non-structural prefabricated external walls.

備註：

1. 部份樓層外牆設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆設有外露及/或面板內藏之公用喉管。
3. 部份住宅單位的客廳、飯廳、睡房、工作間、走廊、浴室、儲物房、洗手間、開放式廚房以及廚房天花有跌級樓板及/或假陣及/或假天花用以裝置冷氣系統及/或機電設備。部份工作間內設有冷氣系統及/或機電設備之外露喉管及/或管道。
4. 露台及工作平台為不可封閉的地方。
5. 樓面平面圖上所顯示的形象裝置符號例如浴缸、洗滌盆、坐廁、花灑、洗滌盆櫃等乃摘自最新的經批准的建築圖則，只作一般性標誌。
6. 住宅單位有非結構的預製外牆。住宅單位之正式買賣合約內所定義之實用面積已包括非結構的預製外牆的面積，並由該非結構的預製外牆之外圍起計。

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 (Flat A, B, C, L, M, N, P, Q, R & S)
第1座 2樓 (A、B、C、L、M、N、P、Q、R及S單位)



	Floor 樓層	Tower 1 第1座									
		Flat 單位									
		A	B	C	L	M	N	P	Q	R	S
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F 2樓	150, 200, 300	150	150	150	150	150	150	150, 500	150, 200	150, 200, 300
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500

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.

Notes:

- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

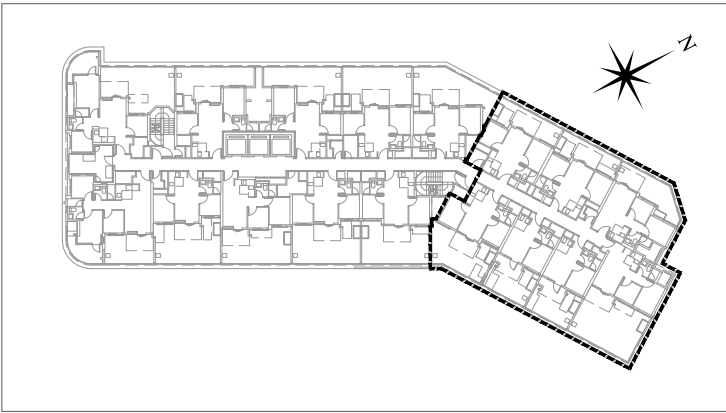
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

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 (Flat D, E, F, G, H, J & K)
第1座 2樓 (D、E、F、G、H、J及K單位)



Key Plan 指示圖

REFER TO PAGE AL5 FOR REMAINING
PART OF 2/F OF TOWER 1
第1座2樓其餘部份參閱AL5頁



Scale 比例 : 0 2 4M(米)



	Floor 樓層	Tower 1 第1座						
		Flat 單位						
		D	E	F	G	H	J	K
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F 2樓	150	150	150	150, 200, 250, 500	150	150	150
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500

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.

Notes:

- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

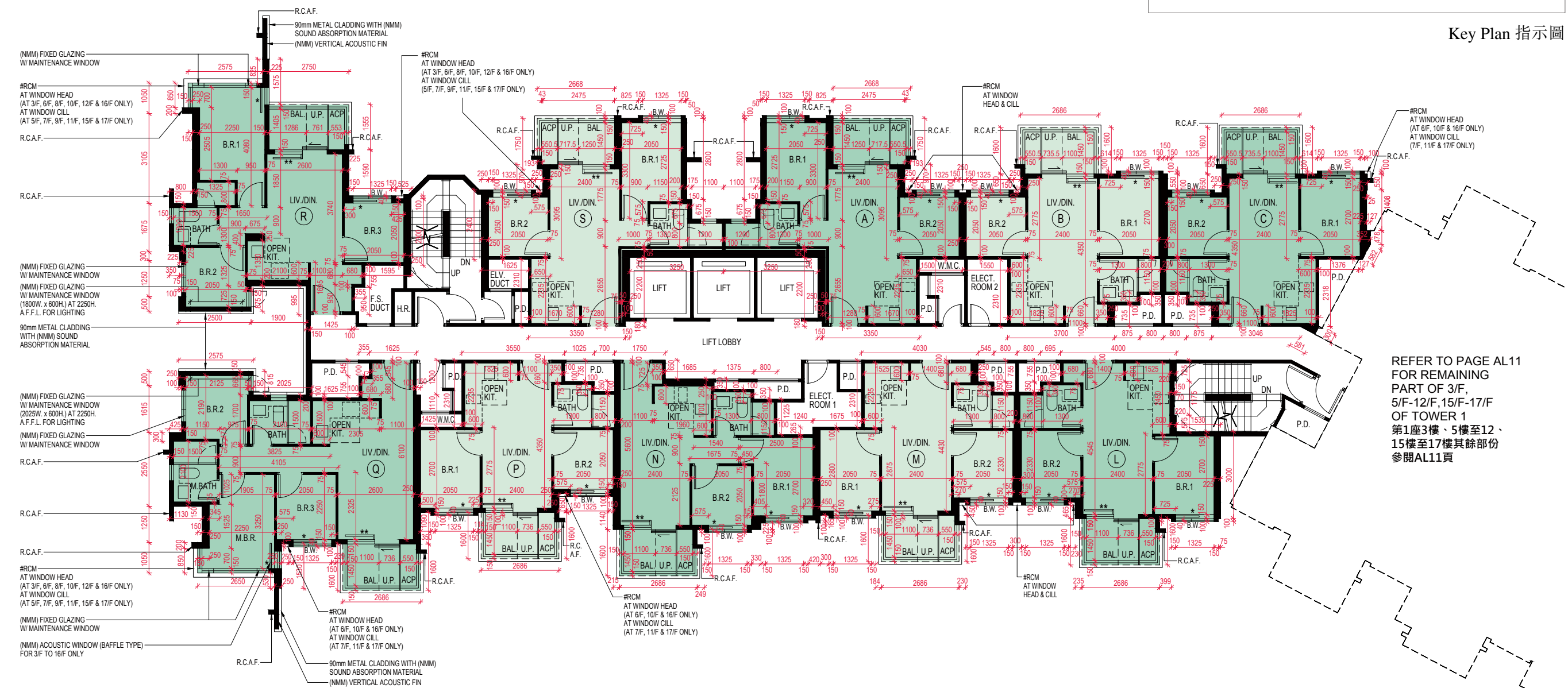
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

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 3/F, 5/F – 12/F, 15/F – 17/F (Flat A, B, C, L, M, N, P, Q, R & S)
第1座 3樓、5樓至12樓、15樓至17樓(A、B、C、L、M、N、P、Q、R及S單位)



Scale 比例: 0 2 4M(米)



	Floor 樓層	Tower 1 第1座									
		Flat 單位									
		A	B	C	L	M	N	P	Q	R	S
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F, 5/F – 12/F, 15/F – 16/F	150, 200, 300	150	150	150	150	150	150	150, 500	150, 200	150, 200, 300
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3樓、 5樓至12樓、 15樓至16樓	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	17/F 17樓	150, 200, 300	150	150	150	150	150	150	150, 500	150, 200	150, 200, 300
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500

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.

Notes:

- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

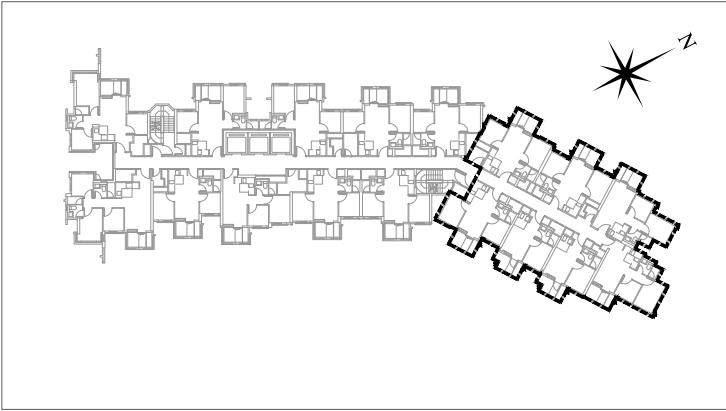
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

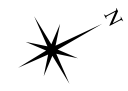
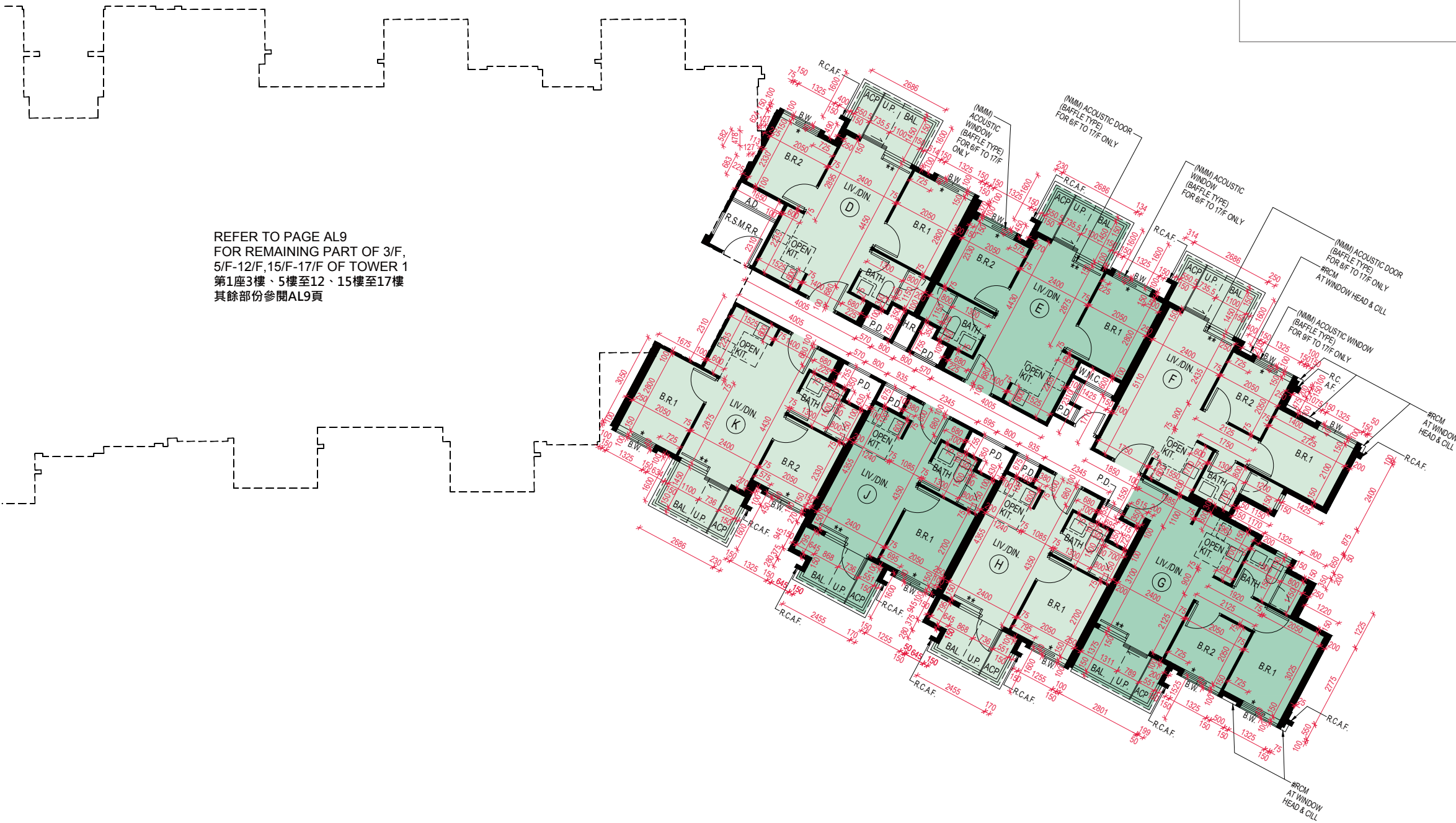
- 1. 樓面平面圖之尺規所列數字為以毫米標示之建築結構尺寸。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

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 3/F, 5/F – 12/F, 15/F – 17/F (Flat D, E, F, G, H, J & K)
第1座 3樓、5樓至12樓、15樓至17樓 (D、E、F、G、H、J及K單位)



Key Plan 指示圖



Scale 比例 : 0 2 4M(米)



	Floor 樓層	Tower 1 第1座						
		Flat 單位						
		D	E	F	G	H	J	K
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F, 5/F – 12/F, 15/F – 16/F 3樓、 5樓至12樓、 15樓至16樓	150	150	150	150, 200, 250, 500	150	150	150
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	17/F 17樓	150	150	150	150	150	150	150
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3050, 3500	3500	3500	3500	3500	3500	3500

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.

Notes:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

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。

備註：

1. 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。
2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

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 18/F (Flat A, B, C, L, M, N, P, Q, R & S)
第1座 18樓 (A、B、C、L、M、N、P、Q、R及S單位)





	Floor 樓層	Tower 1 第1座									
		Flat 單位									
		A	B	C	L	M	N	P	Q	R	S
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	18/F 18樓	150, 200, 300	150	150	150	150	150	150	150, 500	150, 200	150, 200, 300
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3800, 4000	3800, 4000	3800, 4000	3800, 4000	3800, 4000	3800, 4000	3800	3800	3800	3800

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.

Notes:

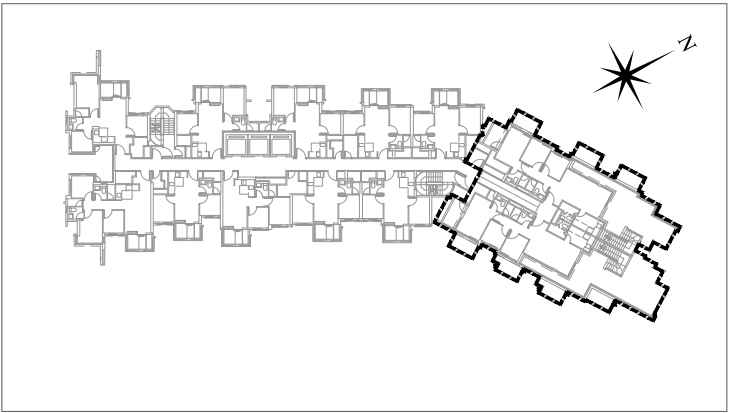
- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

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。

備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

TOWER 1 18/F (Flat E & H)
第1座 18樓(E及H單位)



Key Plan 指示圖

REFER TO PAGE AL13 FOR REMAINING
PART OF 18/F OF TOWER 1
第1座18樓其餘部份參閱AL13頁



Scale 比例 : 0 2 4M(米)



	Floor 樓層	Tower 1 第1座	
		Flat 單位	
		E	H
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	18/F 18樓	150, 250	150, 250
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3500, 3700	3500, 3700

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.

Notes:

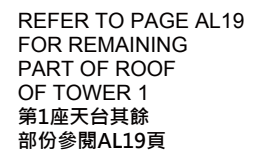
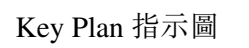
- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

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。

備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

TOWER 1
第1座



A stylized eight-pointed star with a 'z' label. The star is black and has eight points of varying lengths. A small 'z' is located to the upper right of the star.



	Floor 樓層	Tower 1 第1座									
		Flat 單位									
		A	B	C	L	M	N	P	Q	R	S
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	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	not applicable 不適用	not applicable 不適用
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

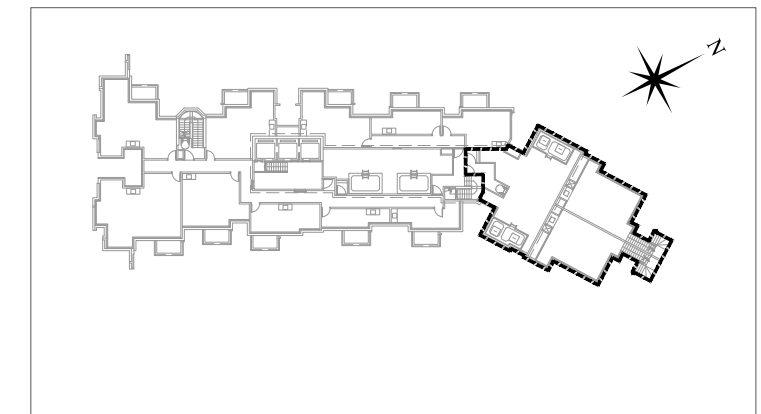
- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

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。

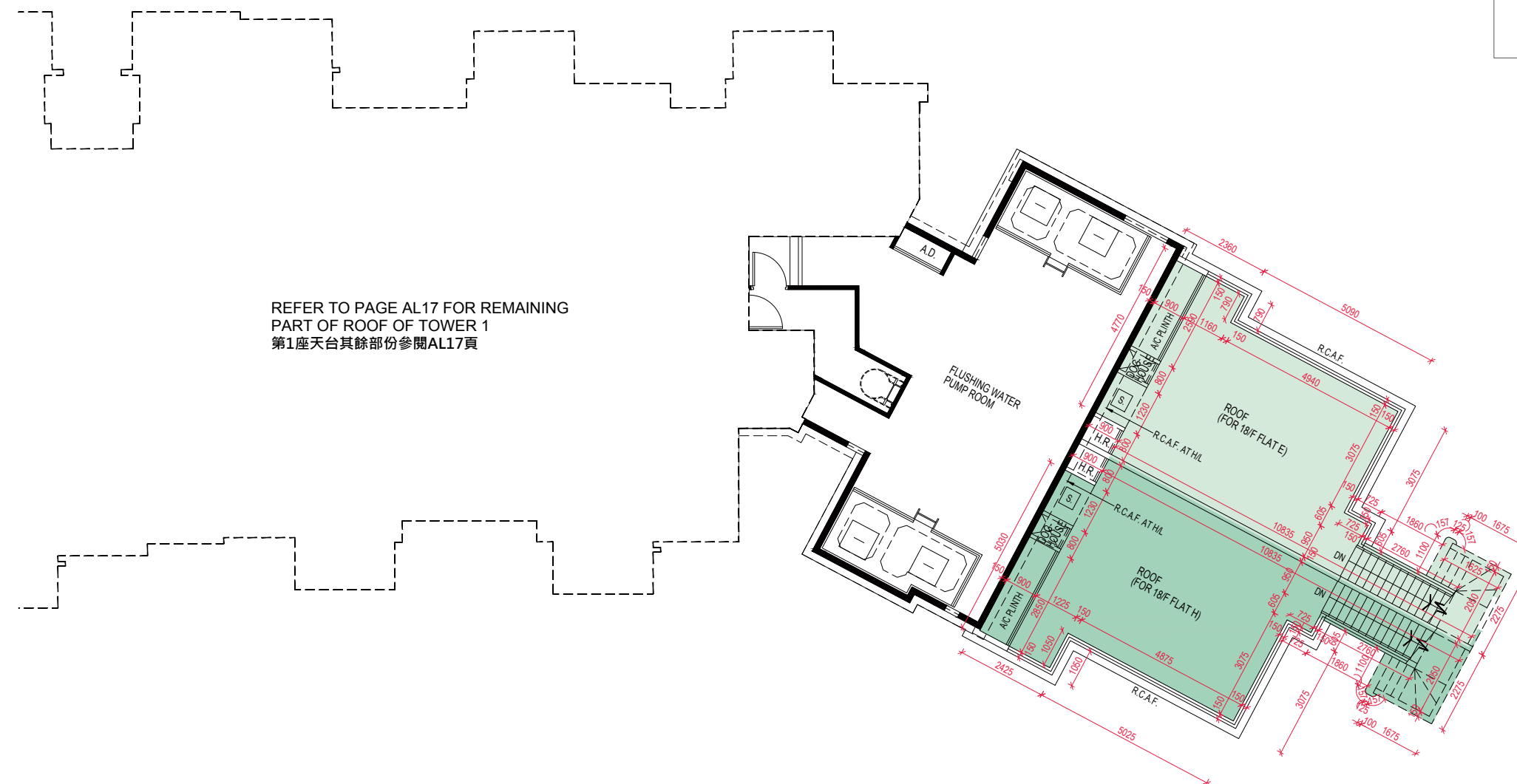
備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

TOWER 1 **ROOF (Flat E & H)**
第1座 **天台(E及H單位)**



Key Plan 指示圖





	Floor 樓層	Tower 1 第1座	
		Flat 單位	
		E	H
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	Roof 天台	not applicable 不適用	not applicable 不適用
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		not applicable 不適用	not applicable 不適用

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.

Notes:

- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

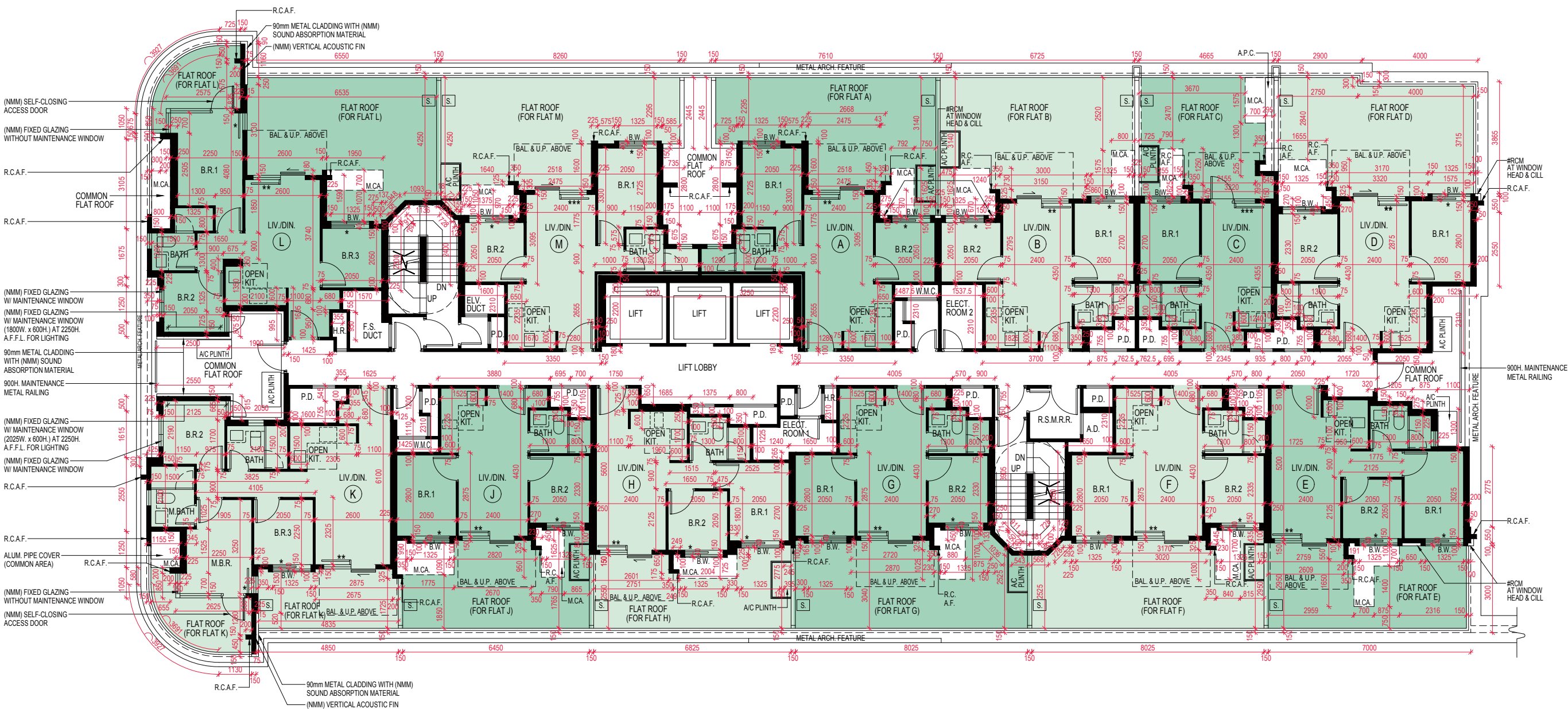
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

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
第2座 2樓



Scale 比例 : 0 2 4M(米)



	Floor 樓層	Tower 2 第2座											
		Flat 單位											
		A	B	C	D	E	F	G	H	J	K	L	M
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F 2樓	150, 200, 300	150	150	150	150, 300, 500	150	150	150	150	150, 500	150, 200	150, 200, 300
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500

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.

Notes:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

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。

備註：

1. 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。
2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。



	Floor 樓層	Tower 2 第2座											
		Flat 單位											
		A	B	C	D	E	F	G	H	J	K	L	M
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F, 5/F – 12/F, 15/F – 17/F	150, 200, 300	150	150	150	150, 300, 500	150	150	150	150	150, 500	150, 200	150, 200, 300
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）	3樓、 5樓至12樓、 15樓至17樓	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	18/F 18樓	150, 200	150	150	150, 175	150, 175, 500	150	150	150	150	150, 500	150, 200	150, 200
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3800, 4000	3800, 4000	3800, 4000	3800, 4000	3800, 4000	3800, 4000	3800, 4000	3800, 4000	3800	3800	3800	3800

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.

Notes:

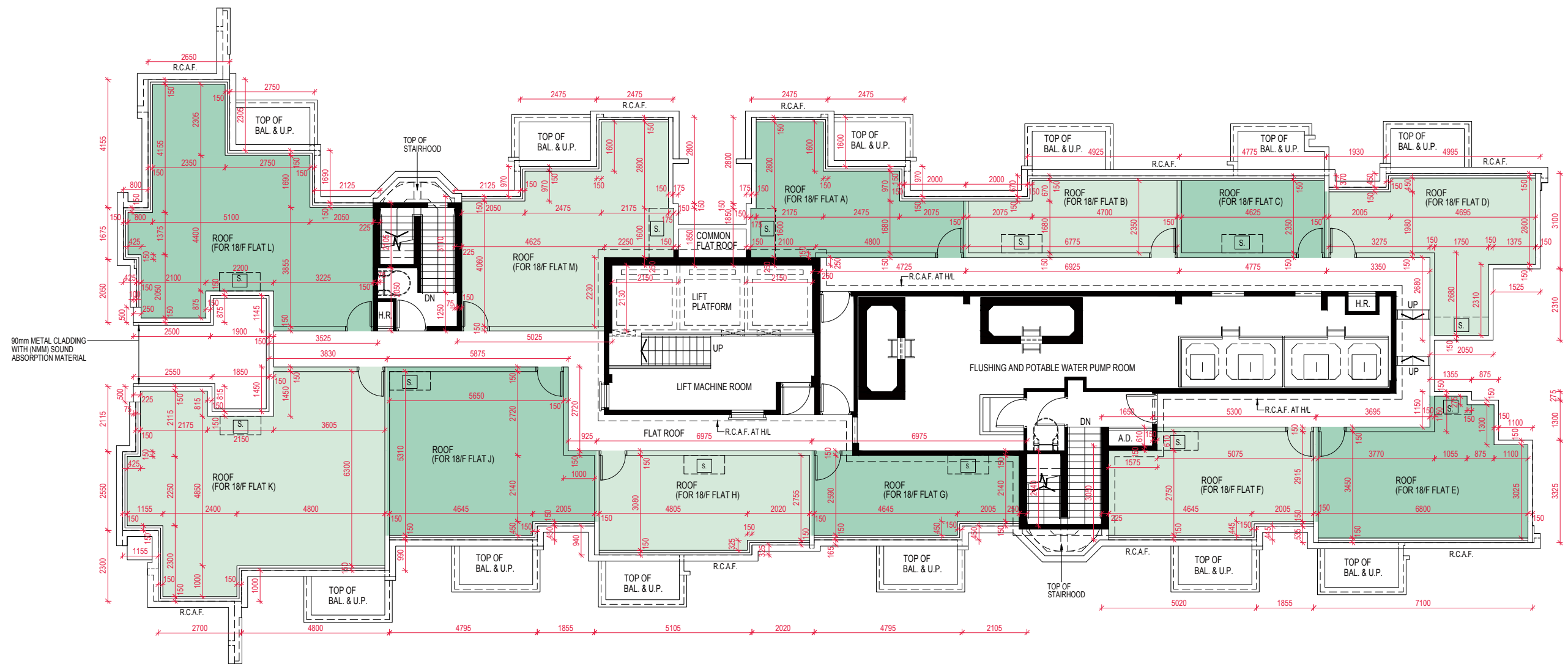
- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

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。

備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

TOWER 2 ROOF
第2座 天台



Scale 比例 : 0 2 4M(米)



	Floor 樓層	Tower 2 第2座											
		Flat 單位											
		A	B	C	D	E	F	G	H	J	K	L	M
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	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	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

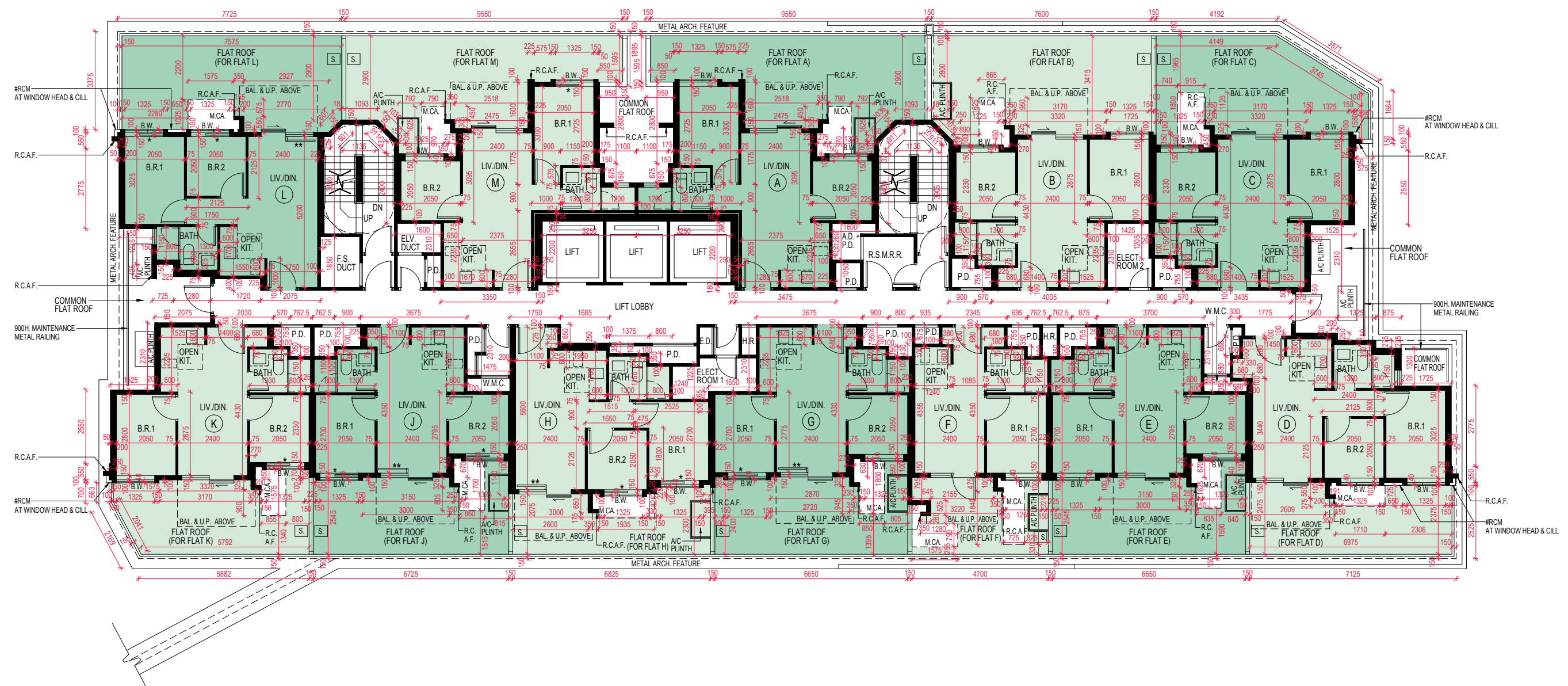
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

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

TOWER 3 2/F
第3座 2樓





	Floor 樓層	Tower 3 第3座											
		Flat 單位											
		A	B	C	D	E	F	G	H	J	K	L	M
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	2/F 2樓	150, 200, 300	150	150	150, 500	150	150	150	150	150	150	150, 450	150, 200, 300
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500

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.

Notes:

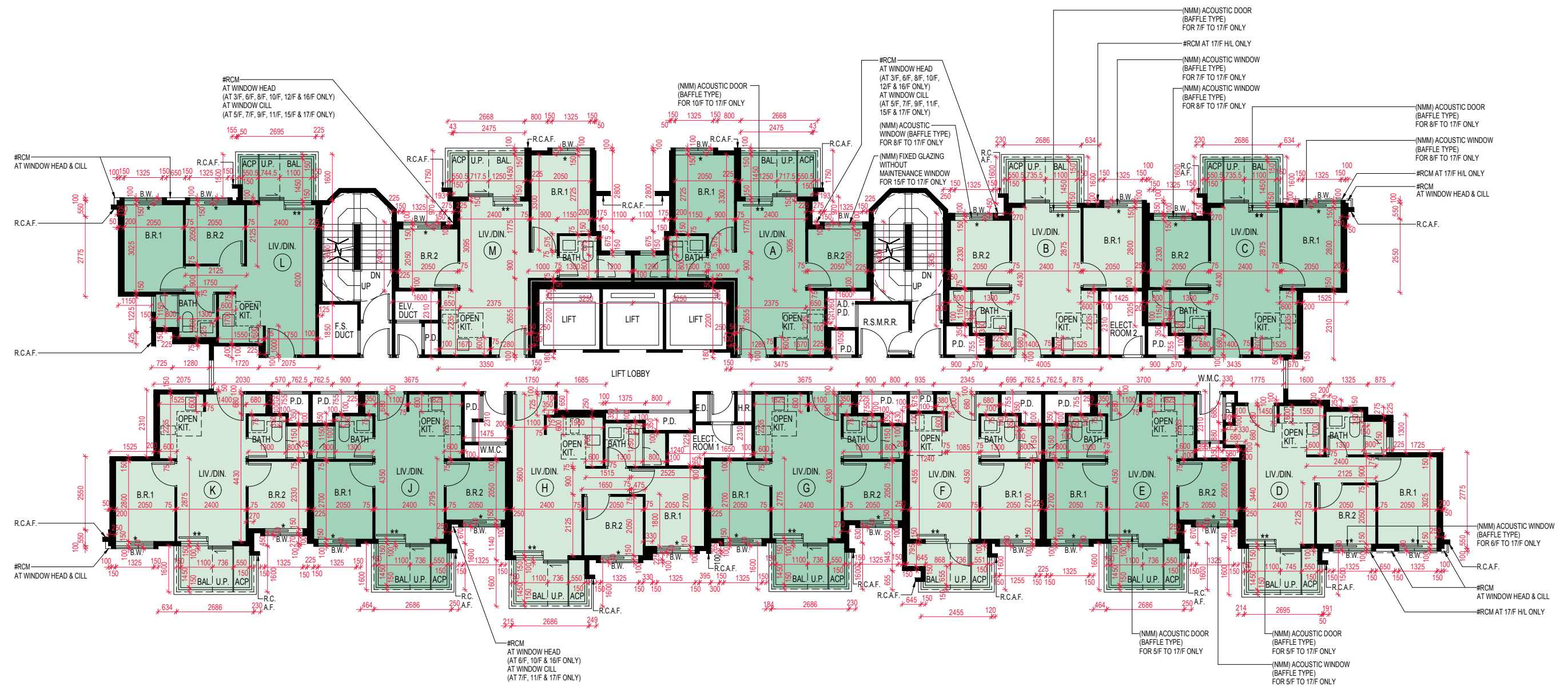
- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

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。

備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

TOWER 3 **3/F, 5/F – 12/F, 15/F – 17/F**
第3座 **3樓、5樓至12樓、15樓至17樓**





	Floor 樓層	Tower 3 第3座											
		Flat 單位											
		A	B	C	D	E	F	G	H	J	K	L	M
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	3/F, 5/F – 12/F, 15/F – 16/F 3樓、 5樓至12樓、 15樓至16樓	150, 200, 300	150	150	150, 500	150	150	150	150	150	150	150, 450	150, 200, 300
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	17/F 17樓	150, 200	150	150	150, 500	150	150	150	150	150	150	150, 450	150, 200
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3250, 3500	3050, 3500	3500	3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500	3250, 3500

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.

Notes:

- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

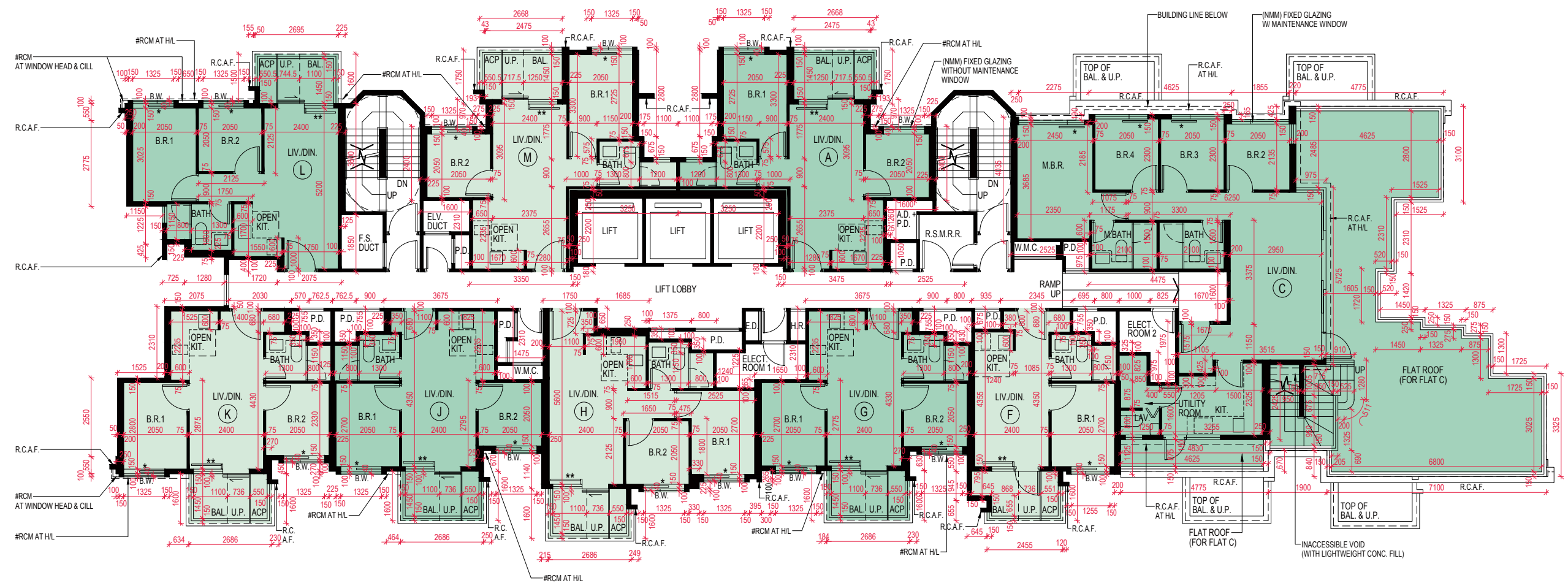
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

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

TOWER 3 18/F
第3座 18樓



Scale 比例 : 0 2 4M(米)

	Floor 樓層	Tower 3 第3座								
		Flat 單位								
		A	C	F	G	H	J	K	L	M
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	18/F 18樓	150, 200, 300	150	150	150	150	150	150	150	150, 200, 300
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		3800, 4000	3500, 3700	3800, 4000	3800, 4000	3800, 4000	3800	3800	3800	3800

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.

Notes:

1. The dimensions of the floor plans are all structural dimensions in millimeter.
2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

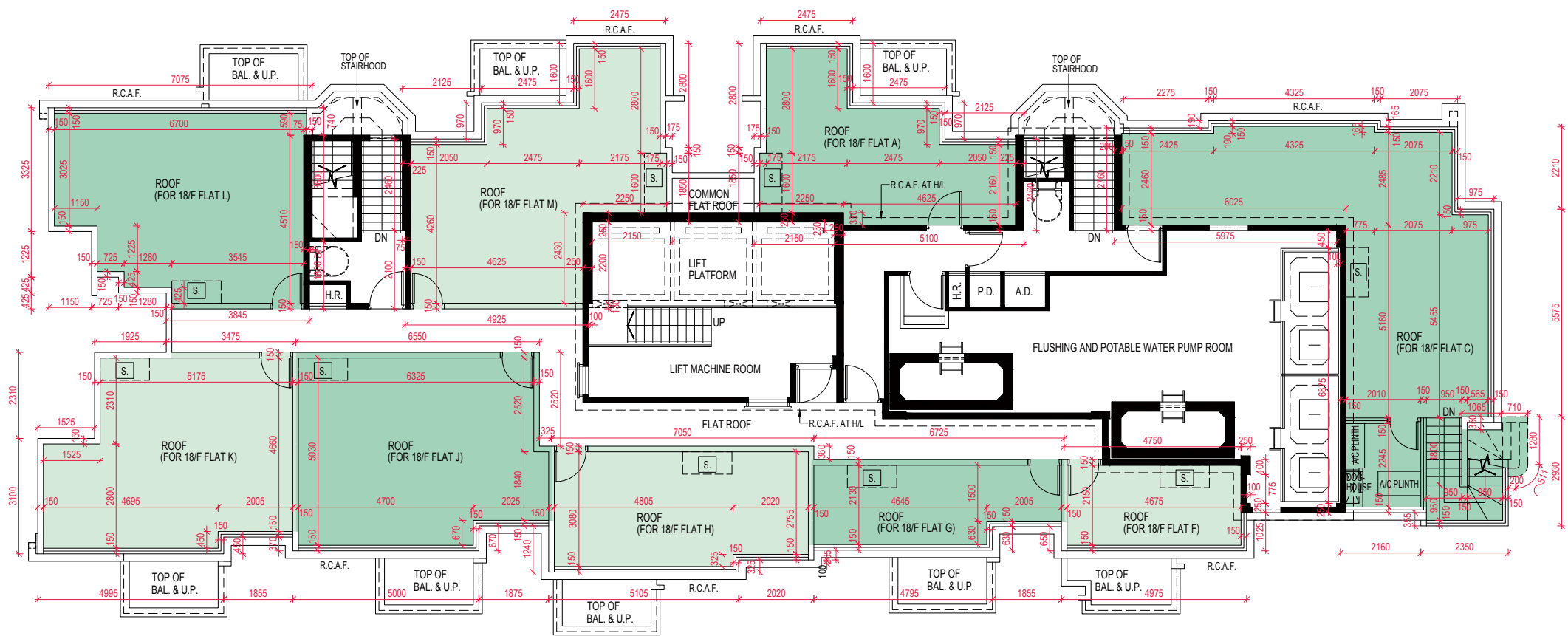
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。

備註：

1. 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。
2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

TOWER 3
第3座

ROOF
天台



Scale 比例 : 0 2 4M(米)



	Floor 樓層	Tower 3 第3座								
		Flat 單位								
		A	C	F	G	H	J	K	L	M
Thickness of floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板（不包括灰泥）的厚度（毫米）	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	not applicable 不適用
Floor-to-floor height of each residential property (mm) 每個住宅物業的層與層之間的高度（毫米）		not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用	not applicable 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.

Notes:

- 1. The dimensions of the floor plans are all structural dimensions in millimeter.
- 2. Please refer to pages AL1 – AL4 of this sales brochure for legend of the terms and abbreviations shown on the floor plan above and the explanatory notes that are applicable thereto.

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。

備註：

- 1. 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。
- 2. 以上樓面平面圖中顯示之名詞、簡稱之圖例及其適用的附註，請參閱本售樓說明書第AL1至AL4頁。

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

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	2/F 2樓	A	34.595 (372) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.219 (2)	－	20.089 (216)	－	－	－	－	－	－
		B	30.116 (324) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.219 (2)	－	24.091 (259)	－	－	－	－	－	－
		C	30.487 (328) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.219 (2)	－	23.770 (256)	－	－	－	－	－	－
		D	31.629 (340) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.219 (2)	－	11.145 (120)	－	－	－	－	－	－
		E	31.335 (337) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.219 (2)	－	9.074 (98)	－	－	－	－	－	－
		F	33.201 (357) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.219 (2)	－	14.620 (157)	－	－	－	－	－	－

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “－” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14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 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	2/F 2樓	G	33.877 (365) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	30.303 (326)	-	-	-	-	-	-
		H	23.360 (251) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.105 (1)	-	11.507 (124)	-	-	-	-	-	-
		J	23.206 (250) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.105 (1)	-	11.373 (122)	-	-	-	-	-	-
		K	31.653 (341) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	18.209 (196)	-	-	-	-	-	-
		L	32.051 (345) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	23.730 (255)	-	-	-	-	-	-
		M	31.373 (338) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	23.635 (254)	-	-	-	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	2/F 2樓	N	32.887 (354) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.219 (2)	－	20.598 (222)	－	－	－	－	－	－
		P	29.865 (321) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.219 (2)	－	21.707 (234)	－	－	－	－	－	－
		Q	49.439 (532) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.110 (1)	－	18.432 (198)	－	－	－	－	－	－
		R	42.806 (461) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.110 (1)	－	29.944 (322)	－	－	－	－	－	－
		S	34.908 (376) Balcony 露台：－(－) Utility Platform 工作平台：－(－) Verandah 陽台：－(－)	－	0.219 (2)	－	20.355 (219)	－	－	－	－	－	－

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “－” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「－」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。



Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	3/F, 5/F – 12/F & 15/F – 17/F 3樓、 5樓至12樓 及 15樓至17樓	A	38.095 (410) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		B	33.616 (362) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		C	33.987 (366) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		D	35.129 (378) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		E	34.824 (375) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		F	36.712 (395) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “–” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「–」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	3/F, 5/F – 12/F & 15/F – 17/F 3樓、 5樓至12樓 及 15樓至17樓	G	37.564 (404) Balcony 露台：2.187 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		H	26.913 (290) Balcony 露台：2.239 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.105 (1)	–	–	–	–	–	–	–	–
		J	26.943 (290) Balcony 露台：2.239 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.105 (1)	–	–	–	–	–	–	–	–
		K	35.153 (378) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		L	35.551 (383) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		M	34.873 (375) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “–” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「–」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。



Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	3/F, 5/F – 12/F & 15/F – 17/F 3樓、 5樓至12樓 及 15樓至17樓	N	36.387 (392) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		P	33.365 (359) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		Q	52.939 (570) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.110 (1)	–	–	–	–	–	–	–	–
		R	46.306 (498) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.110 (1)	–	–	–	–	–	–	–	–
		S	38.408 (413) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “–” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「–」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	18/F 18樓	A	38.095 (410) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	24.569 (264)	-	-	-
		B	33.616 (362) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	13.477 (145)	-	-	-
		C	33.931 (365) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	18.608 (200)	-	-	-
		E	58.744 (632) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	29.397 (316)	-	-	38.899 (419)	-	-	-
		H	59.843 (644) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	39.060 (420)	-	-	39.477 (425)	-	-	-
		L	35.551 (383) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	12.062 (130)	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。



Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	18/F 18樓	M	34.873 (375) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	10.489 (113)	-	-	-
		N	36.387 (392) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	17.392 (187)	-	-	-
		P	33.365 (359) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	29.129 (314)	-	-	-
		Q	52.939 (570) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.110 (1)	-	-	-	-	46.504 (501)	-	-	-
		R	46.306 (498) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.110 (1)	-	-	-	-	38.825 (418)	-	-	-
		S	38.408 (413) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	29.569 (318)	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	2/F 2樓	A	34.503 (371) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	22.961 (247)	-	-	-	-	-	-
		B	29.924 (322) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	24.329 (262)	-	-	-	-	-	-
		C	23.131 (249) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.105 (1)	-	14.506 (156)	-	-	-	-	-	-
		D	31.938 (344) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	23.050 (248)	-	-	-	-	-	-
		E	33.644 (362) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	16.363 (176)	-	-	-	-	-	-
		F	31.586 (340) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	21.576 (232)	-	-	-	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14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 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	2/F 2樓	G	31.719 (341) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	21.595 (232)	-	-	-	-	-	-
		H	32.812 (353) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	14.926 (161)	-	-	-	-	-	-
		J	31.139 (335) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	15.576 (168)	-	-	-	-	-	-
		K	49.230 (530) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.110 (1)	-	14.601 (157)	-	-	-	-	-	-
		L	42.749 (460) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.110 (1)	-	29.749 (320)	-	-	-	-	-	-
		M	34.784 (374) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.222 (2)	-	25.822 (278)	-	-	-	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	3/F, 5/F – 12/F & 15/F – 17/F 3樓、 5樓至12樓 及 15樓至17樓	A	38.003 (409) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		B	33.424 (360) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		C	26.870 (289) Balcony 露台：2.239 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.105 (1)	–	–	–	–	–	–	–	–
		D	35.438 (381) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		E	37.144 (400) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		F	35.086 (378) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “–” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「–」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。



Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	3/F, 5/F – 12/F & 15/F – 17/F 3樓、 5樓至12樓 及 15樓至17樓	G	35.219 (379) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		H	36.312 (391) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		J	34.639 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		K	52.730 (568) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.110 (1)	–	–	–	–	–	–	–	–
		L	46.248 (498) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.110 (1)	–	–	–	–	–	–	–	–
		M	38.284 (412) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.222 (2)	–	–	–	–	–	–	–	–

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “–” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「–」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	18/F 18樓	A	38.003 (409) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	18.737 (202)	-	-	-
		B	33.424 (360) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	13.628 (147)	-	-	-
		C	26.870 (289) Balcony 露台：2.239 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.105 (1)	-	-	-	-	10.181 (110)	-	-	-
		D	35.438 (381) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	19.462 (209)	-	-	-
		E	37.144 (400) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	23.841 (257)	-	-	-
		F	35.086 (378) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	19.500 (210)	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14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 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	18/F 18樓	G	35.219 (379) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	15.407 (166)	-	-	-
		H	36.312 (391) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	19.384 (209)	-	-	-
		J	34.639 (373) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	30.503 (328)	-	-	-
		K	52.730 (568) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.110 (1)	-	-	-	-	46.231 (498)	-	-	-
		L	46.248 (498) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.110 (1)	-	-	-	-	38.826 (418)	-	-	-
		M	38.284 (412) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.222 (2)	-	-	-	-	29.505 (318)	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第3座	2/F 2樓	A	34.915 (376) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	23.308 (251)	-	-	-	-	-	-
		B	31.767 (342) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	23.470 (253)	-	-	-	-	-	-
		C	31.990 (344) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	19.316 (208)	-	-	-	-	-	-
		D	32.801 (353) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	14.422 (155)	-	-	-	-	-	-
		E	29.967 (323) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	15.829 (170)	-	-	-	-	-	-
		F	23.166 (249) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.105 (1)	-	7.700 (83)	-	-	-	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14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 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第3座	2/F 2樓	G	29.970 (323) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	15.682 (169)	-	-	-	-	-	-
		H	32.985 (355) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	11.788 (127)	-	-	-	-	-	-
		J	29.966 (323) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	15.900 (171)	-	-	-	-	-	-
		K	31.856 (343) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	14.368 (155)	-	-	-	-	-	-
		L	33.983 (366) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	21.727 (234)	-	-	-	-	-	-
		M	34.784 (374) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	0.219 (2)	-	23.378 (252)	-	-	-	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第3座	3/F, 5/F – 12/F & 15/F – 17/F 3樓、 5樓至12樓 及 15樓至17樓	A	38.415 (413) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		B	35.267 (380) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		C	35.490 (382) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		D	36.301 (391) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		E	33.467 (360) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		F	26.905 (290) Balcony 露台：2.239 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.105 (1)	–	–	–	–	–	–	–	–

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “–” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「–」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。



Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第3座	3/F, 5/F – 12/F & 15/F – 17/F 3樓、 5樓至12樓 及 15樓至17樓	G	33.470 (360) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		H	36.485 (393) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		J	33.466 (360) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		K	35.356 (381) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		L	37.483 (403) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–
		M	38.284 (412) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：– (–)	–	0.219 (2)	–	–	–	–	–	–	–	–

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “–” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「–」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。

Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air- conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第3座	18/F 18樓	A	38.415 (413) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	20.907 (225)	-	-	-
		C	70.378 (758) Balcony 露台：- (-) Utility Platform 工作平台：- (-) Verandah 陽台：- (-)	-	-	-	49.438 (532)	-	-	51.154 (551)	-	-	-
		F	26.980 (290) Balcony 露台：2.239 (24) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.105 (1)	-	-	-	-	9.379 (101)	-	-	-
		G	33.470 (360) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	12.033 (130)	-	-	-
		H	36.485 (393) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	19.384 (209)	-	-	-
		J	33.466 (360) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	30.297 (326)	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。



Description of Residential Property 住宅物業的描述			Saleable Area (including balcony, utility platform and verandah (if any)) sq. metre (sq. ft.) 實用面積 (包括露台、工作平台及陽台 (如有)) 平方米 (平方呎)	Area of other specified items (Not included in the Saleable Area) sq. metre (sq. ft.) 其他指明項目的面積 (不計算入實用面積) 平方米 (平方呎)									
Tower 座數	Floor 樓層	Flat 單位		Air-conditioning Plant Room 空調機房	Bay Window 窗台	Cockloft 閣樓	Flat Roof 平台	Garden 花園	Parking Space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第3座	18/F 18樓	K	35.356 (381) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	28.641 (308)	-	-	-
		L	37.483 (403) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	29.490 (317)	-	-	-
		M	38.284 (412) Balcony 露台：2.000 (22) Utility Platform 工作平台：1.500 (16) Verandah 陽台：- (-)	-	0.219 (2)	-	-	-	-	30.410 (327)	-	-	-

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

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 to the nearest whole square feet, which may be slightly different from that shown in square metre.
2. The symbol “-” as shown in the above table denotes “Not provided”.
3. There is no verandah in the residential properties of the Development.
4. 4/F, 13/F and 14/F are omitted.

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

備註：

1. 上述所列之面積是以英制之平方呎列明，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。
2. 上表所顯示之「-」符號代表「不提供」。
3. 發展項目的住宅物業不設陽台。
4. 不設4樓、13樓及14樓。

BASEMENT FLOOR PLAN
地庫樓面平面圖

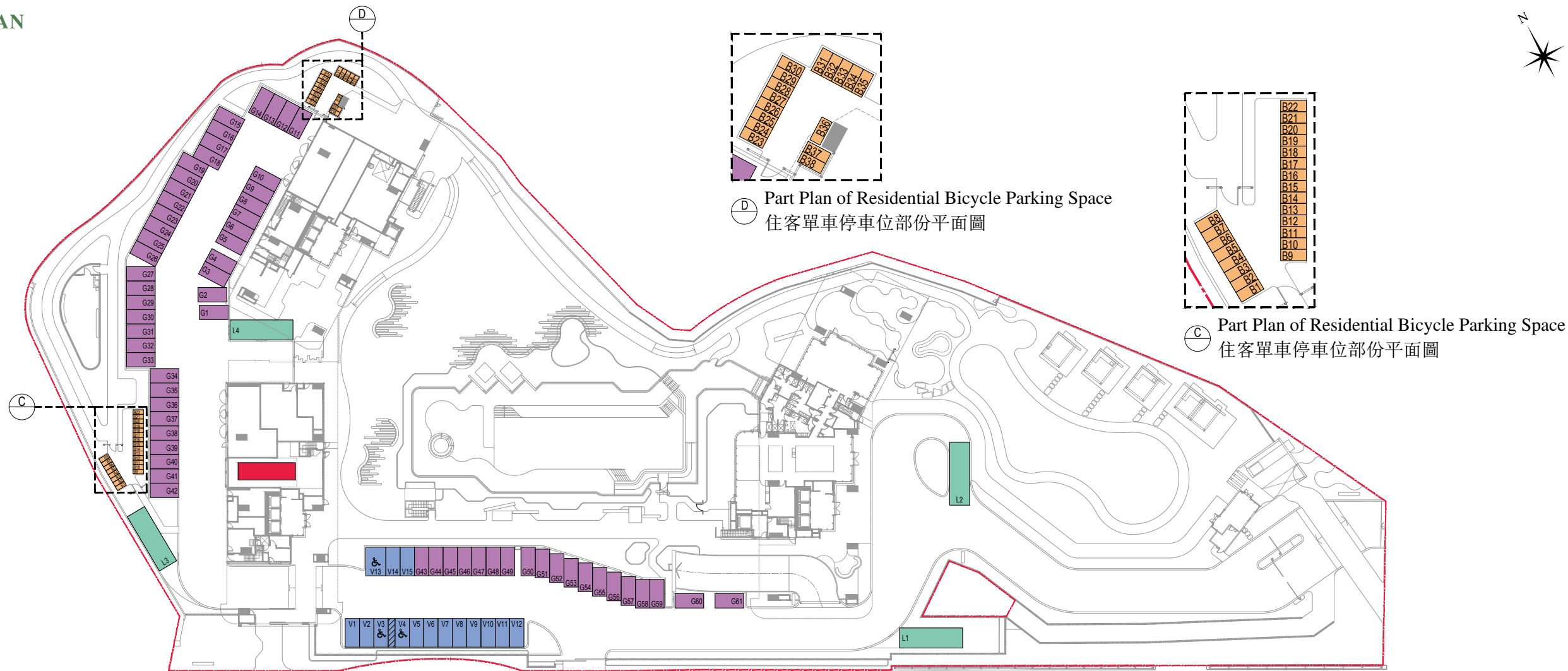


Location, Number, Dimensions and Area of Parking Spaces 停車位位置、數目、尺寸及面積

Category of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions of each Parking Space (L x W) (m.) 每個停車位的尺寸 (長x闊) (米)	Area of each Parking Space (sq. m.) 每個停車位的面積 (平方米)
 Residential Car Parking Space 住客停車位	Basement 地庫	79	5.0 x 2.5	12.5
 Residential Motor Cycle Parking Space 住客電單車停車位		6	2.4 x 1.0	2.4

--- Boundary of the Development
發展項目的界線

G/F FLOOR PLAN
地下樓面平面圖



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

Category of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions of each Parking Space (L x W) (m.) 每個停車位的尺寸 (長 x 闊) (米)	Area of each Parking Space (sq. m.) 每個停車位的面積 (平方米)
 Residential Car Parking Space 住客停車位	G/F 地下	61	5.0 x 2.5	12.5
 Visitors' Parking Space 訪客停車位		12	5.0 x 2.5	12.5
 Accessible Visitors' Parking Space 暢通易達訪客停車位		3	5.0 x 3.5*	17.5
 Residential Bicycle Parking Space 住客單車停車位		38	1.8 x 0.8	1.44
 Residential Loading and Unloading Space 住客上落貨停車位		4	11.0 x 3.5	38.5
 Refuse Collection Vehicle Parking Space 垃圾收集車停車位		1	10.0 x 3.0	30.0

* with 5.0m(L) x 1.0m(W) common loading & unloading area for Accessible Visitors' Parking Space V3 and V4 as marked 
暢通易達訪客停車位 V3 及 V4 連同以  標示的 5.0 米 (長) x 1.0 米 (闊) 共用上落車位

 Boundary of the Development
發展項目的界線

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

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



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

A. Common parts of the Development

1. “Common Areas and Facilities” mean collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Car Park Common Areas and Facilities and all those parts and such of the facilities of the Development designated as common areas and facilities in any Sub-Deed(s);

2. “Development Common Areas and Facilities” mean and include:-

(a) (i) such parts of the Development which are intended for common use and benefit of the Development including but not limited to the Access Road, carriageway, emergency vehicle access, passages, stairways, landings, lobbies, platforms, driveways, roadways, pavements, ramps, the external walls (excluding those external walls forming part of the Residential Common Areas and Facilities), refuse storage & material recovery chamber, refuse collection vehicle parking space, transformer rooms, main switch rooms, emergency generator room, duct room for emergency generator, caretakers’ offices, caretaker’s quarters, Owners’ Committee office (if any), fire service control room, master water meter room, water meter room, water meter cabinet, hose reels, electrical room, ELV room, electrical ducts, pipe ducts, fuel tank room, sprinkler pump room, fire service pump room, fire service ducts, sprinkler / fire service inlet cabinet, sprinkler control valve room, potable water pump room, flushing water pump room and such of the drains, pipes, channels, water mains, sewers, manholes, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank and drainage connection, wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in the Development intended for common use and benefit of the Development;

(ii) the Slope and Retaining Structures;

(iii) to the extent not specifically provided in sub-paragraphs (i) and (ii) above, such other parts of the Lot and the Development:-

(A) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Building Management Ordinance (Cap. 344); and/or

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

which are (insofar as they are capable of being identified and shown on plans) for the purposes of identification only shown coloured Brown and Brown Hatched Black on the plans certified by the Authorized Person and annexed to the DMC; and

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

but EXCLUDING:-

(i) the Residential Common Areas and Facilities and the Car Park Common Areas and Facilities; and

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

3. “Residential Common Areas and Facilities” mean and include:-

(a) (i) those parts of the Residential Accommodation in the Development intended for the common use and benefit of the Owners, occupiers and tenants of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, includes but not limited to the Residential Recreational Facilities, the Loading and Unloading Spaces, the Accessible Parking Spaces, the Bicycle Parking Spaces, the Visitors’ Parking Spaces, (if applicable) facilities (including but not limited to such wires, cables, ducts, trunking, EV chargers, electric meters, base box, socket outlet, locks, covers, protective devices and such other electrical or other installations) installed or to be installed for the purpose of or in relation to the charging of electric motor vehicles licensed under the Road Traffic Ordinance (Cap. 374), any regulations made thereunder and any amending legislation and parked at the Visitors’ Parking Spaces, Facilities, Installations and Equipment, Parking Information System Area, covers of passages, entrances, walkways, boundary fence walls, lobbies, landscaped areas, covered landscape areas, pet garden, planters, flat roofs (other than those forming part of an Unit), roofs (other than those forming part of an Unit), top roofs, filtration plant room, lift machine rooms, water meter cabinets, pipe ducts, electrical meter rooms, electricity room, communal television and radio aerial systems for reception of television and radio broadcast, telecommunication and broadcasting equipment rooms, telecommunications and broadcasting distribution networks, cable television system (if any), vertical greening, trellis, covered walkway, hose reels, fire service duct, cable duct, air duct, reinforced concrete cover, refuse storage and material recovery rooms, gondola (if any), non-structural prefabricated external walls attached to areas which form part of the Common Areas and Facilities, vertical acoustic fins and sound absorption material forming part of the Noise Mitigation Measures and such of the passages, common corridors, lift lobbies, fireman’s lift lobbies, entrances, landings, halls, entrance lobbies, air-conditioning platforms (if any), structural walls, stairways, potable water pump rooms, flushing water pump rooms, sprinkler pump room, F.S. pump rooms, and such of the lifts, lift shafts, firemen’s lifts, water tanks, aerials, meters, lighting, drains, channels, sewers, salt and fresh water intakes and mains, wires, cables, air conditioning and ventilation system and other facilities whether ducted or otherwise through which fresh or salt water, sewage, gas, electricity and other services are supplied to the Residential Accommodation, pumps, tanks, sanitary fittings, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and such other areas and any other systems, devices or facilities which are at or provided or installed in the Development intended for the common use and benefit of the Owners and residents or tenants of the Residential Accommodation and their bona fide guests, visitors or invitees and such other areas within the Lot and such other systems, devices and facilities within the Development intended for common use and benefit of the Residential Accommodation in accordance with the DMC;

(ii) the Landscaped Works and Areas;

(iii) the external walls and architectural features (if any) of the Residential Accommodation; and

(iv) to the extent not specifically provided in sub-paragraphs (i) to (iii) above, such other parts of the Lot and the Development:-

(A) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Building Management Ordinance (Cap. 344); and/or

(B) any parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Building Management Ordinance (Cap. 344)

which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow, Yellow Cross Hatched Black, Light Green Hatched Black and Light Indigo respectively and shown with Green Dashed Line on the plans certified by Authorized Person and annexed to the DMC; and



- (b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within the Residential Accommodation designated as Residential Common Areas and Facilities in accordance with the DMC and any Sub-Deed(s);
- but EXCLUDING:-
- (i) the Development Common Areas and Facilities and the Car Park Common Areas and Facilities; and
 - (ii) such areas within the Development in respect of which the exclusive right and privilege to hold, use, occupy and enjoy the same belongs to any particular Owner and such facilities within the Development serving only any particular Owner;
4. “Car Park Common Areas and Facilities” mean and include:-
- (a) (i) those parts of the Development including but not limited to the Common EV Facilities, driveways, passages, ramps, staircases, electrical meter rooms, fan rooms and such other areas and facilities which are intended for the common use and benefit of all the Car Parking Spaces and Motor Cycle Parking Spaces;
 - (ii) to the extent not specifically provided in sub-paragraph (i) above, such other parts of the Lot and the Development:-
 - (A) any parts of the Development covered by paragraph (a) of the definition of “common parts” set out in Section 2 of the Building Management Ordinance (Cap. 344); and/or
 - (B) any parts specified in Schedule 1 to the Building Management Ordinance (Cap. 344) and included under paragraph (b) of the definition of “common parts” set out in Section 2 of the Building Management Ordinance (Cap. 344)
- which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Green on the plans certified by the Authorized Person and annexed to the DMC; and
- (b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development designated as Car Park Common Areas and Facilities in accordance with the DMC and any Sub-Deed(s) (if applicable)
- but EXCLUDING :-
- (i) the Development Common Areas and Facilities and the Residential Common Areas and Facilities; and
 - (ii) such areas within the Development the exclusive right and privilege to hold, use, occupy and enjoy which belongs to any particular Owner and such facilities within the Development serving only any particular Owner.
5. “Slope and Retaining Structures” mean the slopes, slope treatment works, earth retaining structures, retaining walls and other related structures within or outside the Lot and the Development (as are for identification purposes only shown with Red Line on the Slopes and Retaining Wall Location Plan(s) attached to the DMC and of a scale of not less than 1:500 certified as to the inclusion of all such slopes and retaining walls by the Authorized Person) which are required to be maintained and carried out by the Owners under the Conditions or the DMC;
6. “Landscaped Works and Areas” means the landscape works and the landscaped greenery areas provided or to be provided within the Lot pursuant to the Landscape Plan, and for the avoidance of doubt, includes the Greenery Area;
7. “Landscape Plan” means the landscape proposal indicating the landscape works for the Lot and including any amendments thereto approved by the Director of Lands pursuant to Special Condition No. (12)(a) of the Conditions.

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

(A) Residential Unit

No. of Undivided Shares
381,042

Tower 1

Undivided Shares for each Flat										
Flat Floor	A	B	C	D	E	F	G	H	J	SUB-TOTAL
2/F	733	651	658	655	645	694	739	490	487	11,807
	K	L	M	N	P	Q	R	S	–	
	670	689	675	699	641	1026	916	739	–	
Flat Floor	A	B	C	D	E	F	G	H	J	SUB-TOTAL
3/F, 5/F – 12/F & 15/F – 17/F (12 storeys)	701	611	619	642	636	673	687	473	473	11,286 x 12 = 135,432
	K	L	M	N	P	Q	R	S	–	
	642	650	636	667	606	998	865	707	–	
Flat Floor	A	B	C	D	E	F	G	H	J	SUB-TOTAL
18/F	750	638	655	–	1311	–	–	1354	–	10,206
	K	L	M	N	P	Q	R	S	–	
	–	674	657	702	665	1091	943	766	–	
TOTAL										157,445

Tower 2

Undivided Shares for each Flat							
Flat Floor	A	B	C	D	E	F	SUB-TOTAL
2/F	736	648	492	685	706	675	8,638
	G	H	J	K	L	M	
	678	687	654	1014	915	748	
Flat Floor	A	B	C	D	E	F	SUB-TOTAL
3/F, 5/F – 12/F & 15/F – 17/F (12 storeys)	699	608	472	648	682	641	8,252 x 12 = 99,024
	G	H	J	K	L	M	
	643	665	632	993	864	705	
Flat Floor	A	B	C	D	E	F	SUB-TOTAL
18/F	737	635	492	687	730	680	8,823
	G	H	J	K	L	M	
	674	704	693	1086	941	764	
TOTAL							116,485



Tower 3

Undivided Shares for each Flat							
Flat Floor	A	B	C	D	E	F	SUB-TOTAL
2/F	745	683	679	685	631	479	7,982
	G	H	J	K	L	M	
	631	684	632	666	724	743	
Flat Floor	A	B	C	D	E	F	SUB-TOTAL
3/F, 5/F – 12/F & 15/F – 17/F (12 storeys)	707	644	649	665	608	473	7,671 x 12 = 92,052
	G	H	J	K	L	M	
	608	669	608	646	689	705	
Flat Floor	A	B	C	D	E	F	SUB-TOTAL
18/F	749	–	1609	–	–	493	7,078
	G	H	J	K	L	M	
	633	708	669	703	748	766	
TOTAL							107,112

No. of Undivided Shares

(B) Carpark Units

3,530

- Comprising (i) 140 Car Parking Spaces at 25 Undivided Shares each
(ii) 6 Motor Cycle Parking Spaces at 5 Undivided Shares each

(C) Common Areas and Facilities

3,000

Grand Total: 387,572

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

8. The Manager will be appointed under the DMC as the Manager of the Development for an initial term of not exceeding two years commencing from the date of the DMC and to be continued thereafter, subject to the provisions for termination contained in the DMC.

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

9. The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed).
10. The annual budget shall be divided into the following two parts:-
- (a) The first part shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is to be expended for the benefit of all Owners or required for the proper management of the Green Areas, the Green Areas Structures, the Green Hatched Yellow Area, the Green Hatched Yellow Area Structures (until possession of which is re-delivered to the Government), the Development and the Development Common Areas and Facilities;

- (b) The second part shall cover expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to different specific parts of the Development and shall be divided into two sections:-

- (i) The first section shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Residential Common Areas and Facilities providing service to Owners of the Residential Units; and
- (ii) The second section shall cover all expenditure which in the opinion of the Manager (whose decision shall be conclusive save for manifest error) is specifically referable to the Car Park Common Areas and Facilities.

11. Each Owner shall pay for every Undivided Share allocated to any Unit of which he is the Owner a fraction of the total amount assessed under the first part of the annual adopted budget prepared in accordance with Clause 15(a) of the DMC in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares allocated to all the Units in the Development.
12. Each Owner of the Residential Units in addition to the amount payable under Clause 16(b) of the DMC shall in respect of each Undivided Share allocated to a Residential Unit of the Residential Accommodation of which he is the Owner pay a fraction of the total amount assessed under the first section of the second part of the annual adopted budget prepared in accordance with Clause 15(b)(i) of the DMC in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares allocated to all the Residential Units.
13. Each Owner of the Car Parking Spaces and the Motor Cycle Parking Spaces in addition to the amount (if any) payable under Clause 16(b) of the DMC shall in respect of each Undivided Share allocated to a Car Parking Space or a Motor Cycle Parking Space (as the case may be) of which he is the Owner pay a fraction of the total amount assessed under the second section of the second part of the annual adopted budget prepared in accordance with Clause 15(b)(ii) of the DMC in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares allocated to all the Car Parking Spaces and the Motor Cycle Parking Spaces.
14. Where any expenditure for the management and maintenance of the Development and the Lot shall in the reasonable opinion of the Manager be specifically referable to or is being expended for a particular Unit or group of Units and no Owner of any other Unit shall receive any material benefit therefrom, the full amount shall be excluded from the annual budget and shall be paid by the Owner(s) of that particular Unit or group of Units on demand.

E. Basis on which the Management Fee Deposit is fixed

15. The management fee deposit is equal to three (3) months' monthly management contribution payable in respect of a Unit.

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

16. Not Applicable.

Notes:

1. Unless otherwise defined in the sales brochure, capitalized terms used in this section shall have the same meaning of such terms in the draft DMC.
2. For full details, please refer to the full script of the draft DMC which is available for inspection free of charge during opening hours at the place at which the specified residential property is offered to be sold. A copy of the draft DMC can be obtained upon paying necessary photocopying charges.

發展項目公契及管理協議擬稿(「公契」)有下述條文：-

A. 發展項目的公用部分

1. 「公用地方及設施」統指發展項目公用地方及設施、住宅公用地方及設施、停車場公用地方及設施，以及在任何分公契中指定為公共地方及設施的發展項目部分及設施；
2. 「發展項目公用地方及設施」指並包括：-

- (a) (i) 擬供發展項目共同使用與享用的部分，包括但不限於通道道路、車路、緊急車輛通道、通道、樓梯、樓梯平台、大堂、平台、車道、道路、行人路、斜道、外牆(不包括屬住宅公用地方及設施的外牆)、垃圾儲存及物料回收房、垃圾收集車位、變壓器房、總電掣房、緊急發電機房、緊急發電機管道房、管理員辦公室、管理員宿舍、業主委員會辦公室(如有)、消防控制室、總水錶房、水錶房、水錶櫃、消防喉轆、電力房、低壓電房、電力管道槽、管道槽、燃料缸房、灑水泵房、消防泵房、消防管道、灑水/消防入水櫃、灑水控制閥房、食水泵房、沖廁水泵房，以及渠管、管道、渠道、水管、污水渠、沙井、淡水及鹹水儲水缸、淡水及鹹水入水口及水管、雨水儲水缸及排水接駁、以及所有渠管、渠道、水管、污水渠、電線、電纜及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水或鹹水、污水、煤氣、電話、電力及其他服務給發展項目的其他設施、樹木、灌木及其他植物、燈柱及其他照明設施、消防設備及器材、保安系統及器材、通風系統及任何其他安裝或提供於發展項目內、擬供共同使用與享用的機械系統、設備或設施；

- (ii) 斜坡及擋土結構；

- (iii) 若沒有特別在以上第(i)及(ii)段列明，發展項目的該等其他部分：-

- (A) 屬《建築物管理條例》(第344章)第2條列明的「公用部分」定義第(a)段涵蓋者；及/或
- (B) 屬《建築物管理條例》(第344章)附表1指定的類別並屬《建築物管理條例》(第344章)第2條列明的「公用部分」定義第(b)段涵蓋者；

該等部分(若能夠於圖則上識別及顯示)在經認可人士核實及並附於公契的圖則上用棕色及棕色黑色斜線顯示，僅供識別；及

- (b) 根據公契及任何分公契指定為發展項目公用地方及設施的該地段及發展項目內的其他地方、儀器、裝置、系統及設施

但不包括：-

- (i) 住宅公用地方及設施和停車場公用地方及設施；及
- (ii) 發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的地方和發展項目內僅服務任何個別業主的設施；

3. 「住宅公用地方及設施」指並包括：-

- (a) (i) 屬於發展項目內住宅樓宇中，供業主、住戶及租客以及其真正賓客、訪客或受邀人士共同使用與享用的部分，包括但不限於住宅康樂設施、上落貨停車位、暢通易達停車位、單車停車位及訪客停車位、(如適用)為充電或與充電相關而安裝或擬安裝之設施(包括但不限於電線、電纜、管道、線槽、電動車充電器、電錶、底座箱、插座、鎖具、覆蓋物、保護裝置及其他電力或其他裝置)，以供根據《道路交通條例》(第374章)、其下規例及任何修訂法例所發牌之電動車於訪客車位停泊時使用；設施、裝置及設備、停車資訊系統區域、通道覆蓋物、入口、行人走道、邊界圍牆、大堂、園景區、有蓋園景區、寵物花園、花槽、非屬單位之天台、非屬單位之屋頂、頂層屋頂、濾水設備房、升降機機房、水錶櫃、管道槽、電錶房、電力房、公共電視及廣播接收系統、電訊及廣播設備房、電訊及廣播分配網絡、有線電視系統(如有)、垂直綠化、棚架、有蓋行人走道、消防喉轆、消防管道、電纜管道、風管、鋼筋混凝土覆蓋物、垃圾儲存及物料回收房、吊船(如有)、附屬於公共範圍及設施之非結構性預製外牆、垂直隔音板及屬噪音緩解措施之吸音物料，以及通道、公共走廊、升降機大堂、消防升降機大堂、入口、平台、大廳、入口大堂、空調平台(如有)、結構牆、樓梯、食水泵房、沖廁水泵房、灑水泵房、消防泵房，以及升降機、升降

機井道、消防升降機、水缸、天線、錶具、照明、渠管、渠道、污水渠、鹹水及淡水入水口及水管、電線、電纜空調及通風系統及目前或任何時候在該地段之內、之下、之上或經過該地段供應食水或鹹水、污水、煤氣、電話、電力及其他服務給住宅樓宇的其他設施、泵房、水缸、衛生設備、電力裝置、配件、設備及器材、消防設備及器材、保安系統及器材、通風系統，以及其他區域及任何其他系統、設備或設施，以及擬供住宅樓宇的業主、住戶及租戶及其真正賓客、訪客或受邀人士共同使用與享用的設於或提供或安裝於發展項目內的其他區域，以及地段內其他區域以及發展項目內根據公契擬供住宅樓宇共同使用與享用的其他系統、設備或設施；

- (ii) 園景工程及區域；

- (iii) 住宅樓宇的外牆及建築裝飾(如有)；

- (iv) 若沒有特別在以上第(i)至(iii)段列明，發展項目的該等其他部分：-

- (A) 屬《建築物管理條例》(第344章)第2條列明的「公用部分」定義第(a)段涵蓋者；及/或
- (B) 屬《建築物管理條例》(第344章)附表1指定的類別並屬《建築物管理條例》第2條列明的「公用部分」定義第(b)段涵蓋者；

該等部分(若能夠於圖則上識別及顯示)在經認可人士核實及並附於公契的圖則上用黃色、黃色黑色交叉斜線、淺綠色黑色斜線及淺靛藍色及綠色虛線顯示，僅供識別；及

- (b) 根據公契及任何分公契指定為住宅公用地方及設施的該地段及發展項目住宅樓宇內的其他區域、儀器、裝置、系統及設施；

但不包括：-

- (i) 發展項目公用地方及設施和停車場公用地方及設施；及
- (ii) 發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的地方和發展項目內僅服務任何個別業主的設施；

4. 「停車場公用地方及設施」指並包括：-

- (a) (i) 發展項目中擬供所有車位及電單車車位共同使用與享用的部分，包括但不限於電動車公共設施、車道、通道、斜道、樓梯、電錶房、風機房及其他區域及設施；

- (ii) 若沒有特別在以上第(i)段列明，發展項目的該等其他部分：-

- (A) 屬《建築物管理條例》(第344章)第2條列明的「公用部分」定義第(a)段涵蓋者；及/或
- (B) 屬《建築物管理條例》(第344章)附表1指定的類別並屬《建築物管理條例》第2條列明的「公用部分」定義第(b)段涵蓋者；

該等部分(若能夠於圖則上識別及顯示)在經認可人士核實及並附於公契的圖則上用綠色顯示，僅供識別；及

- (b) 根據公契及任何分公契指定為停車場公用地方及設施的該地段及發展項目內的其他地方、儀器、裝置、系統及設施；

但不包括：-

- (i) 發展項目公用地方及設施和住宅公用地方及設施；及
- (ii) 發展項目內任何個別業主有權利及特權獨家持有、使用、佔用及享用的地方和發展項目內僅服務任何個別業主的設施；

5. 「斜坡及擋土結構」指位於該地段及發展項目範圍之內或之外的斜坡、斜坡處理工程、擋土結構、擋土牆及其他相關結構(其位置僅供識別之用，已於附於公契的斜坡及擋土牆位置圖上以紅線標示，該等圖則比例不少於1:500，並由認可人士核實已包括所有上述斜坡及擋土牆)，而該等結構須由業主根據批地條件或公契負責保養及進行相關工程；

6. 「園景工程及區域」指根據園景圖則於該地段範圍內已提供或將提供的園景工程及綠化園景區域，為免生疑問，亦包括綠化區；

7. 「園景圖則」指顯示該地段園景工程的園景建議書，以及其任何經地政總署署長根據批地條件第(12)(a)項特別條件批准的修訂。

B. 分配予發展項目中每個住宅物業的不分割份數的數目

(A) 住宅單位

不分割份數的數目
381,042

第1座

每個單位的不分割份數的數目										
單位 樓層	A	B	C	D	E	F	G	H	J	小計
2樓	733	651	658	655	645	694	739	490	487	11,807
	K	L	M	N	P	Q	R	S	–	
	670	689	675	699	641	1026	916	739	–	
單位 樓層	A	B	C	D	E	F	G	H	J	小計
3樓、 5樓至12樓及 15樓至17樓 (12層)	701	611	619	642	636	673	687	473	473	11,286 x 12 = 135,432
	K	L	M	N	P	Q	R	S	–	
	642	650	636	667	606	998	865	707	–	
單位 樓層	A	B	C	D	E	F	G	H	J	小計
18樓	750	638	655	–	1311	–	–	1354	–	10,206
	K	L	M	N	P	Q	R	S	–	
	–	674	657	702	665	1091	943	766	–	
總額										157,445

第2座

每個單位的不分割份數的數目							
單位 樓層	A	B	C	D	E	F	小計
2樓	736	648	492	685	706	675	8,638
	G	H	J	K	L	M	
	678	687	654	1014	915	748	
單位 樓層	A	B	C	D	E	F	小計
3樓、 5樓至12樓及 15樓至17樓 (12層)	699	608	472	648	682	641	8,252 x 12 = 99,024
	G	H	J	K	L	M	
	643	665	632	993	864	705	
單位 樓層	A	B	C	D	E	F	小計
18樓	737	635	492	687	730	680	8,823
	G	H	J	K	L	M	
	674	704	693	1086	941	764	
總額							116,485

第3座

每個單位的不分割份數的數目							
單位 樓層	A	B	C	D	E	F	小計
2樓	745	683	679	685	631	479	7,982
	G	H	J	K	L	M	
	631	684	632	666	724	743	
單位 樓層	A	B	C	D	E	F	小計
3樓、 5樓至12樓及 15樓至17樓 (12層)	707	644	649	665	608	473	7,671 x 12 = 92,052
	G	H	J	K	L	M	
	608	669	608	646	689	705	
單位 樓層	A	B	C	D	E	F	小計
18樓	749	–	1609	–	–	493	7,078
	G	H	J	K	L	M	
	633	708	669	703	748	766	
總額							107,112



	不分割份數的數目
(B) 停車場單位	3,530
包括 (i) 140 個停車位，每個 25 份不分割份數	
(ii) 6 個電單車停車位，每個 5 份不分割份數	
(C) 公用地方及設施	3,000
	總計： <u>387,572</u>

備註：

1. 公契最新擬稿中界定的文字及詞語除非在售樓說明書中重新定義或明確說明，否則在本摘要內使用時具有相同的含義。
2. 請查閱完整的公契擬稿以了解全部詳情。完整的公契擬稿現存於指明住宅物業的售樓處，於開放時間可供免費查閱，並可在支付所需影印費後取得公契擬稿之複印本。

C. 有關發展項目的管理人的委任年期

8. 管理人將會根據公契被委任為發展項目的管理人，首屆任期為公契日期起計不多於兩年，並在其後續任，但受公契中的終止條文規限。

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

9. 管理人須在諮詢業主委員會（如已經成立）後編製來年的年度預算。
10. 年度預算分開以下 2 個部分：
- (a) 第一部分須涵蓋管理人認為（其決定除明顯錯誤外均具最終效力）為了全體業主的利益或妥善管理綠化區域、綠化區域構建物、綠色間黃斜線區域、綠色間黃斜線區域構建物（直至該等設施之管有權歸還政府為止）、發展項目和發展項目公用地方及設施需要支出的一切開支；
 - (b) 第二部分須涵蓋管理人認為（其決定除明顯錯誤外均具最終效力）特別涉及發展項目各個部分的開支並劃分為 2 個欄目：
 - (i) 第一欄目須涵蓋管理人認為（其決定除明顯錯誤外均具最終效力）特別涉及住宅公用地方及設施，而提供服務予住宅單位業主的開支；及
 - (ii) 第二欄目須涵蓋管理人認為（其決定除明顯錯誤外均具最終效力）特別涉及停車場公用地方及設施的開支。
11. 每位業主須就其作為業主擁有任何單位的每份不分割份數支付根據公契第 15(a) 段編製的已採納年度預算第一部分評估的總款項的其中一部分，該部分的分子為 1，分母則為發展項目所有單位的不分割份數總數。
12. 每位住宅單位業主除了支付按公契第 16(b) 段應付的款項外，還須就他作為業主擁有的住宅樓宇的住宅單位獲分配的每份不分割份數支付根據公契第 15(b)(i) 段編製的已採納年度預算第二部分第一欄目所評估的總款項的其中一部分，該部分的分子為 1，分母則為所有住宅單位的不分割份數總數。
13. 每位停車位業主及電單車停車位業主除了支付按公契第 16 (b) 段應付的款項（如有）外，還須就他作為業主擁有的停車位或電單車停車位（視情況而定）獲分配的每份不分割份數支付根據公契第 15(b) (ii) 段編製的已採納年度預算第二部分第二欄目所評估的總額的其中一部分，該部分的分子為 1，分母則為所有停車位及電單車停車位的不分割份數總數。
14. 如果管理人合理地認為發展項目及該地段的任何管理與保養開支特別涉及個別單位或若干單位，而任何其他單位業主沒有從中取得任何重大利益，則該等全部款項須從年度預算中剔除並由該個別單位或若干單位的業主在應要時支付。

E. 計算管理費按金的基準

15. 管理費按金等於就一個單位應繳付之三 (3) 個月管理費。

F. 擁有人在發展項目中保留作自用的範圍（如有）

16. 不適用。

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

1. The Development is constructed on Lot No. 1071 in Demarcation District No. 103 (the “**Land**”).

B. Term of years

2. The Land is granted under New Grant No.23087 as varied or modified by a Consent Letter dated 4 February 2026 and registered in the Land Registry by Memorial No.26022701510073 (collectively, the “**Land Grant**”) for a term of 50 years commencing from 11 August 2023.

C. User restrictions applicable to the Land

3. Special Condition No.(10) 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. Facilities that are required to be constructed and provided for the Government, or for public use

4. Formation of the Green Areas and the Green Hatched Yellow Area

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

- (a) The Grantee shall:

- (i) on or before the 31st day of March, 2029 or such other date as may be approved by the Director, at the Grantee’s own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

- (I) lay and form those portions of future public roads shown coloured green on PLAN I annexed hereto (hereinafter referred to as “the Green Areas”); and

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

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

- (ii) on or before the 31st day of March, 2029 or such other date as may be approved by the Director, at the Grantee’s own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require;

- (iii) maintain at the Grantee’s own expense the Green Areas together with the Green Areas Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been re-delivered to the Government in accordance with Special Condition No. (6) hereof;

- (iv) on or before the 10th day of August, 2026 or such other date as may be approved by the Director, at the Grantee’s own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

- (I) lay and form those portions of future public roads shown coloured green hatched yellow on PLAN I annexed hereto (hereinafter referred to as “the Green Hatched Yellow Area”); and

- (II) provide and construct within the Green Hatched Yellow Area such bridges, tunnels, over-

passes, underpasses, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as “the Green Hatched Yellow Area Structures”)

so that building, vehicular and pedestrian traffic may be carried on the Green Hatched Yellow Area;

- (v) on or before the 10th day of August, 2026 or such other date as may be approved by the Director, at the Grantee’s own expense and to the satisfaction of the Director, surface, kerb and channel the Green Hatched Yellow Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require; and

- (vi) maintain at the Grantee’s own expense the Green Hatched Yellow Area together with the Green Hatched Yellow Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Hatched Yellow Area has been re-delivered in accordance with Special Condition No. (6) hereof.

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

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

- (d) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under subclause (a) of this Special Condition or the exercise by the Government of the rights conferred under sub-clause (b) of this Special Condition.

5. Possession of the Green Areas and the Green Hatched Yellow Area

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

For the purpose only of carrying out the works specified in Special Condition No. (5)(a) hereof, the Diversion Works referred to in Special Condition No. (45)(c) hereof and the maintenance works of the Diverted Stormwater Drains referred to in Special Condition No. (45)(d) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas and the Green Hatched Yellow Area. The Green Areas, the Green Hatched Yellow Area or any part or parts thereof shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas and the Green Hatched Yellow Area or any part or parts thereof allow free access over and along the Green Areas and the Green Hatched Yellow Area or any part or parts thereof for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (5)(a) hereof, the Diversion Works referred to in Special Condition No. (45)(c) hereof and the maintenance works of the Diverted Stormwater Drains referred to in Special Condition No. (45)(d) hereof or otherwise.

6. Restriction on use of the Green Areas and the Green Hatched Yellow Area

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

The Grantee shall not without the prior written consent of the Director use the Green Areas and the Green Hatched Yellow Area or any part or parts thereof for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (5)(a) hereof, the Diversion Works referred to in Special Condition No. (45)(c) hereof and the maintenance works of the Diverted Stormwater Drains referred to in Special Condition No. (45)(d) hereof.

7. Access to the Green Area and the Green Hatched Yellow Area

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

(a) The Grantee shall at all reasonable times while he is in the possession of the Green Areas and the Green Hatched Yellow Area or any part or parts thereof:

(i) permit the Government, the Director and his officers, contractors, agents, 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 free of charge to, from and through the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (5)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (5)(b) hereof and any other works or other purpose which the Director may consider necessary in the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them;

(ii) permit the Government and the relevant public utility companies authorized by the Government with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas and the Green Hatched Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas and the Green Hatched Yellow Area;

(iii) permit the officers of the Water Authority and any other persons authorized by them with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any waterworks installations within the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them. For the purpose of these Conditions, "Water Authority" shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the Waterworks Ordinance"); and

(iv) permit the Director of Highways, his officers, contractors, agents, workmen and any other persons authorized by the Director of Highways with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them as the Director of Highways may require for the purpose of carrying out any works including but not limited to the pedestrian crossing works within the Green Hatched Yellow Area.

(b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance

whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise by the Government, the Director, the Director of Highways and their officers, contractors, agents, workmen, the officers of the Water Authority or the relevant public utility companies or any other persons authorized under sub-clause (a) of this Special Condition of the rights conferred thereunder, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

(c) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under subclause (a) of this Special Condition or the exercise by the Government, the Director, the Director of Highways and their officers, contractors, agents, workmen, the officers of the Water Authority or the relevant public utility companies or any other persons authorized under sub-clause (a) of this Special Condition of the rights conferred thereunder.

8. Diversion Works, Diverted Stormwater Drains and New Drainage Reserve Area

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

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

Special Condition No.(45) of the Land Grant stipulates that:-

(a) (i) The Grantee hereby acknowledges that as at the date of this Agreement, there are in existence some stormwater drains within, adjoining or adjacent to the lot, the Green Areas and the Green Hatched Yellow Area at the approximate locations and along the alignments as shown for identification purpose only by blue lines and marked "EXISTING STORMWATER DRAINS" on PLAN I annexed hereto (hereinafter referred to as "the Existing Stormwater Drains").

(ii) Without prejudice to the generality of the provisions of General Condition No. 2 hereof, the



Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot, the Green Areas and the Green Hatched Yellow Area as existing at the date of this Agreement subject to the presence and use of the Existing Storm water Drains and no objection or claim of whatsoever nature shall be made or raised by the Grantee in respect of or on account of the same.

- (b) (i) Except as provided in sub-clause (c) of this Special Condition, the Grantee shall not interfere with, obstruct, remove or relocate or permit or suffer to be interfered with, obstructed, removed or relocated the Existing Stormwater Drains or any part or parts thereof unless and until the Diverted Stormwater Drains (as defined in sub-clause (c)(i) of this Special Condition) have been put into operation in all respects to the satisfaction of the Director.
- (ii) Without prejudice to the provisions of Special Condition No. (41) hereof, prior to the commencement of any building works (other than the demolition and removal works referred to in Special Condition No. (2) hereof) on the lot, the Green Areas and the Green Hatched Yellow Area, the Grantee shall consult the Director so as to ensure that any such building works shall not interfere with, damage, disturb or obstruct the Existing Stormwater Drains (as to which the decision of the Director shall be conclusive) and if so required by the Director, the Grantee shall, at his own expense and in all respects to the satisfaction of the Director, take such precautions as may be required by the Director to ensure that the building works of the Grantee shall not cause any interference with, or damage, disturbance or obstruction to the Existing Stormwater Drains or any part or parts thereof.
- (c) (i) Subject to sub-clause (c)(ii) of this Special Condition and the prior written approval of the Director who may give the approval on such terms and conditions as he may at his absolute discretion impose including the payment of any premium and administrative fee as he may require, the Grantee may at his own expense and in all respects to the satisfaction of the Director carry out such works to divert the Existing Stormwater Drains or any part or parts thereof to such other location or locations within or outside the lot and the Green Areas and the Green Hatched Yellow Area and at such levels, with such materials and to such standard, specification and design as may be approved by the Director (hereinafter referred to as “the Diversion Works”). The Existing Stormwater Drains that have been diverted by the Grantee with the written approval of the Director together with any part or parts of the Existing Stormwater Drains not so diverted (if any) and any drains, catchpits, culverts or manholes with covers and other structures erected or constructed as part of the Diversion Works shall hereinafter collectively be referred to as “the Diverted Stormwater Drains”.
- (ii) Prior to commencement of the Diversion Works, the Grantee shall 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 approval in writing a proposal for the Diversion Works and the New Drainage Reserve Area (as defined in sub-clause (c)(iii) of this Special Condition). The Grantee shall not carry out the Diversion Works until the Director shall have given his written approval to the proposal.
- (iii) In the event that any portion or portions of the lot falls or fall within a distance of 3.0 metres measured from the external surfaces of the Diverted Stormwater Drains, such portion or portions of the lot being within a distance of 3.0 metres measured from the external surfaces of the Diverted Stormwater Drains shall form a new drainage reserve area (which area as delineated and specified in a letter or letters from the Director to the Grantee are hereinafter referred to as “the New Drainage Reserve Area”) in substitution of the Drainage Reserve Area, and all references to “the Drainage Reserve Area” shall thereafter be construed as references to “the New Drainage Reserve Area” and all provisions in relation to the Existing Stormwater Drains under this Special Condition shall be construed as references to the Diverted Stormwater Drains.
- (iv) In the event that the Diverted Stormwater Drains are located wholly outside the lot without any portion of the lot being within a distance of 3.0 metres measured from the external surfaces of the Diverted Stormwater Drains, the Drainage Reserve Area shall cease to exist and thereupon the

rights and obligations of the Grantee under Special Condition No. (44) hereof and this Special Condition shall absolutely cease and determine.

- (v) For the purpose of this Special Condition, the decision of the Director as to what constitutes the external surfaces of the Diverted Stormwater Drains shall be final and binding on the Grantee.
- (vi) In the event that the Diverted Stormwater Drains are located wholly within or partly within the lot, upon completion of the Diversion Works, save and except as provided in sub-clause (d) of this Special Condition, the Grantee shall not in any way demolish, damage, remove, divert, relocate, interfere with or obstruct or permit or suffer to be demolished, damaged, removed, diverted, relocated, interfered with or obstructed the Diverted Stormwater Drains or any part or parts thereof.
- (d) Upon completion of the Diversion Works, the Grantee shall at his own expense maintain the Diverted Stormwater Drains in good and substantial repair and condition and in all respects to the satisfaction of the Director until the Diverted Stormwater Drains have been handed over to the Government in accordance with sub-clause (e) of this Special Condition.
- (e) The Diverted Stormwater Drains shall be handed over by the Grantee to the Government free of cost upon demand by the Government and in any event the Diverted Stormwater Drains shall be deemed to have been handed over to the Government by the Grantee free of cost on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (f) In the event of the non-fulfilment of any of the Grantee’s obligations under sub-clause (d) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.
- (g) The Grantee shall at all times throughout the term hereby agreed to be granted permit the Government, the Director and his officers, contractors, agents, 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 free of charge to, from and through the lot, the Green Areas and the Green Hatched Yellow Area (prior to their redelivery to the Government in accordance with Special Condition No. (6) hereof) for the purposes of:
 - (i) inspecting, operating, maintaining and repairing the Existing Stormwater Drains;
 - (ii) inspecting and operating the Diverted Stormwater Drains;
 - (iii) inspecting, checking and supervising any works to be carried out in accordance with sub-clauses (c) (i) and (d) of this Special Condition;
 - (iv) carrying out, inspecting, checking and supervising any works in accordance with sub-clause (f) of this Special Condition;
 - (v) maintaining, repairing, renewing, demolishing, removing and replacing the Diverted Stormwater Drains after the Diverted Stormwater Drains shall have been handed over to the Government in accordance with sub-clause (e) of this Special Condition; and
 - (vi) any other works which the Director may consider necessary.
- (h) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence or use of the Existing Stormwater Drains or the Diverted Stormwater Drains, the fulfilment or nonfulfilment of any of the Grantee’s obligations under sub-clauses (b), (c) and (d) of this Special Condition; the exercise by the Government, the Director or his officers, contractors, agents, workmen or any other persons authorized by the Director of the rights conferred under sub-clauses (f) and (g) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.



- (i) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence or use of the Existing Stormwater Drains or the Diverted Stormwater Drains; the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clauses (b), (c) and (d) of this Special Condition, the exercise by the Government, the Director, his officers, contractors, agents, workmen or any other persons authorized by the Director of the rights conferred under subclauses (f) and (g) of this Special Condition.

9. Existing Highway Structure

Special Condition No.(46) of the Land Grant stipulates that:-

- (a) (i) The Grantee hereby acknowledges and accepts that as at the date of this Agreement, there is in existence a Noise Barrier No. NB57 adjacent to the lot, the approximate alignment of which for identification purpose only is shown by red lines and marked "NOISE BARRIER No. NB57" on PLAN I annexed hereto (hereinafter referred to as "the Existing Highway Structure").
- (ii) Without prejudice to the generality of the provisions of General Condition No. 2 hereof, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot, the Green Areas and the Green Hatched Yellow Area as existing on the date of this Agreement subject to the existence and use of the Existing Highway Structure, and no objection or claim whatsoever shall be made or raised by the Grantee in respect of or on account of the same.
- (b) (i) Except with the prior written approval of the Director of Highways, the Grantee shall not alter, demolish or interfere with the Existing Highway Structure or any part or parts thereof.
- (ii) The Grantee shall at his own expense and in all respects to the satisfaction of the Director of Highways take or cause to be taken all proper and adequate care, skills and precautions at all times and particularly when carrying out any works within or adjacent to the lot, the Green Areas and the Green Hatched Yellow Area (including but not limited to the works relating to the Green Areas and the Green Hatched Yellow Area to be carried out in compliance with Special Condition No. (5) hereof) to avoid causing any damage, disturbance, interference or endangerment to the Existing Highway Structure or any part or parts thereof.
- (iii) In the event that any damage, disturbance, interference or endangerment has been made or caused to the Existing Highway Structure by the Grantee or arising from, relating or incidental to any activities carried out on the lot, the Green Areas and the Green Hatched Yellow Area by the Grantee, his officers, agents, workmen and contractors, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Highways repair and make good such damage and reinstate the Existing Highway Structure or any part or parts thereof as required by the Director of Highways.
- (iv) In the event of the non-fulfilment of any of the Grantee's obligations under sub-clause (b)(iii) of this Special Condition, the Director of Highways may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.
- (c) (i) Except with the prior written consent of the Director of Highways, no building or structure or support for any building or structure or projection (other than boundary fences as to which type, design and disposition as may be approved by the Director) shall be erected or constructed or placed on, over, under, above, below or within that portion of the lot shown coloured pink hatched red on PLAN I annexed hereto and the Pink Hatched Red Stippled Black Area, both of which being within a distance of 2.0 metres measured from the outer surface of the Existing Highway Structure (hereinafter collectively referred to as "the Highway Structure Maintenance Area").
- (ii) Where in the opinion of the Director of Highways (whose opinion shall be final and binding on the Grantee) there are objects, structures or materials of whatsoever nature (including boundary

fences as may be approved by the Director under sub-clause (c)(i) of this Special Condition) within the Highway Structure Maintenance Area which may obstruct the access to the Existing Highway Structure for carrying out the works as stipulated in sub-clause (d) of this Special Condition, the Director of Highways shall be entitled to call upon the Grantee by notice in writing, within such time limit as may be specified by the Director of Highways, at the Grantee's own expense and in all respects to the satisfaction of the Director of Highways, to demolish or remove such objects, structures or materials. If the Grantee shall neglect or fail to comply with such notice within the time limit specified therein, or as required in an emergency, the Director of Highways may carry out such demolition or removal works as the Director of Highways may at his absolute discretion consider necessary and the Grantee shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director of Highways whose determination shall be final and binding on the Grantee.

- (d) The Grantee shall at all times permit the Government, the Director of Highways, his officers, contractors, agents, workmen and any other persons authorized by the Director of Highways, free of charge, the rights of temporary occupation of and ingress, egress and regress to, from and through the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them (prior to their re-delivery to the Government in accordance with Special Condition No. (6) hereof) and any building or buildings and structure or structures erected or to be erected thereon, with or without tools, motor vehicles, plants, equipment or machinery for the purposes of inspecting, maintaining, improving, repairing, reinstating, replacing and removing the Existing Highway Structure, inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (b)(iii) and (c)(ii) of this Special Condition, the carrying out, inspecting, checking and supervising of the works under sub-clauses (b) (iv) and (c)(ii) of this Special Condition or any other works or other purpose which the Director of Highways may consider necessary in the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them.
- (e) Save in respect of the reinstatement of any trench excavated in the exercise of the rights and powers under sub-clauses (b)(iv), (c)(ii) and (d) of this Special Condition (as to which the confirmation of the Director of Highways that the reinstatement has been duly completed shall be conclusive and binding on the Grantee), the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection of or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition, or the exercise by the Government, the Director of Highways, his officers, contractors, agents, workmen or any other persons authorized by the Director of Highways of the rights conferred under sub-clauses (b)(iv), (c)(ii) and (d) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (f) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition or the exercise by the Government, the Director of Highways, his officers, contractors, agents, workmen or any other persons authorized by the Director of Highways of the rights conferred under sub-clauses (b)(iv), (c)(ii) and (d) of this Special Condition.
- (g) For the purpose of this Special Condition, the decision of the Director as to what constitutes the outer surface of the Existing Highway Structure referred to in sub-clause (c)(i) of this Special Condition shall be final and binding on the Grantee.

10. Access to Lot No. 265 S.B. RP

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

- (a) Prior to the completion of the construction of the Access Road referred to in sub-clause (b) of this



Special Condition, the Grantee shall:

- (i) at his own expense provide at all times within the lot such temporary access road or roads to such standards, levels, widths, alignment and design as the Director shall require or approve and in all respects to the satisfaction of the Director (hereinafter referred to as “the Temporary Access”) so that vehicular and pedestrian traffic may be carried thereon for ingress, egress and regress to and from all that piece or parcel of land now known and registered in the Land Registry as The Remaining Portion of Section B of Lot No. 265 in Demarcation District No. 103 (hereinafter referred to as “Lot No. 265 S.B RP”);
 - (ii) permit the Government, its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP and their respective bona fide guests and visitors with or without tools, equipment, plant and machinery to have free and unrestricted access at all times during day and night and without payment of any nature whatsoever for all lawful purposes connected with the proper use and enjoyment of Lot No. 265 S.B RP to pass and repass on foot or by wheelchair or by motor vehicles on, along, over, by and through the Temporary Access; and
 - (iii) at his own expense uphold, maintain and repair the Temporary Access in good and substantial repair and condition in all respects to the satisfaction of the Director.
- (b) The Grantee shall on or before the 31st day of March, 2029 or such other date as may be approved by the Director, at the Grantee’s own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall require or approve and in all respects to the satisfaction of the Director lay, form, provide, construct and surface within the lot an access road or roads with a width of not less than 3 metres together with such culverts, pavements, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic aids and other structures as the Director at his sole discretion may require (which access road or roads and structures are hereinafter collectively referred to as “the Access Road”) so that vehicular and pedestrian traffic may be carried on the Access Road for ingress, egress and regress to and from Lot No. 265 S.B RP.
- (c) Upon completion of the Access Road in accordance with sub-clause (b) of this Special Condition, the Grantee shall throughout the term hereby agreed to be granted:
- (i) permit the Government, its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP and their respective bona fide guests and visitors with or without tools, equipment, plant and machinery to have free and unrestricted access at all times during day and night and without payment of any nature whatsoever for all lawful purposes connected with the proper use and enjoyment of Lot No. 265 S.B RP to pass and repass on foot or by wheelchair or by motor vehicles on, along, over, by and through the Access Road; and
 - (ii) at his own expense uphold, maintain and repair the Access Road in good and substantial repair and condition in all respects to the satisfaction of the Director.
- (d) Throughout the term hereby agreed to be granted, there is excepted and reserved unto the Government, the lessees, tenants and occupiers of Lot No. 265 S.B RP, and the Grantee covenants to permit them to have, the right of free passage, flow, supply, conveyance and discharge of utility services including but not limited to water, electricity, gas, telephone and telecommunication services (hereinafter collectively referred to as “the said utility services”) to and from Lot No. 265 S.B RP through the Access Road for the proper use and enjoyment of Lot No. 265 S.B RP and for such purposes, the right for the Government, the lessees, tenants and occupiers of Lot No. 265 S.B RP, the public utility companies providing the said utilities services, its or their officers, contractors, agents, workmen or any other persons authorized by it or them with or without tools, equipment, plant and machinery to enter the lot on foot or by motor vehicles at all reasonable times (except in case of emergency) free of charge to lay, install, inspect, maintain, repair, alter, remove, renew and replace the said utility services within the Access Road.

(e) The Access Road shall be designated as and form part of the Common Areas.

- (f) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under sub-clauses (a) to (d) of this Special Condition or the exercise by the Government, the public utility companies providing the said utility services, its or their officers, contractors, agents, workmen or any other persons authorized by it or them, the lessees, tenants or occupiers for the time being of Lot No. 265 S.B R.P. or their respective bona fide guests and visitors of the rights conferred under sub-clauses (a)(ii), (c)(i) and (d) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (g) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under subclauses (a) to (d) of this Special Condition or the exercise by the Government, the public utility companies providing the said utility services, its or their officers, contractors, agents, workmen or any other persons authorized by it or them, the lessees, tenants or occupiers for the time being of Lot No. 265 S.B RP or their respective bona fide guests and visitors of the rights conferred under sub-clauses (a)(ii), (c)(i) and (d) of this Special Condition.

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

11. Maintenance

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

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

12. Building covenant

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

The Grantee shall develop the lot by the erection thereon of a building or buildings complying in all respects with these Conditions and all Ordinances, bye-laws and regulations relating to building, sanitation and planning which are or may at any time be in force in Hong Kong, such building or buildings to be completed and made fit for occupation on or before the 31st day of March, 2029.



13. Landscape Proposal

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

- (a) The Grantee shall at his own expense submit to the Director of Planning for his written approval a landscape proposal containing such information on the landscape works to be provided within the lot as the Director of Planning may require or specify at his sole discretion.
- (b) The Grantee shall at his own expense implement and complete the landscape works in accordance with the approved landscape proposal in all respects to the satisfaction of the Director of Planning. No amendment, variation, alteration, modification or substitution of the approved landscape proposal shall be made without the prior written approval of the Director of Planning.
- (c) The Grantee shall thereafter at his own expense keep and maintain the landscape works in a safe, clean, neat, tidy and healthy condition all to the satisfaction of the Director.

14. Development conditions

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

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

- (a) any building or buildings erected or to be erected on the lot shall in all respects comply with the Buildings Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Buildings Ordinance”);
- (b) no building or buildings may be erected on the lot or any part thereof or upon any area or areas outside the lot specified in these Conditions, nor may any development or use of the lot or any part thereof, or of any area or areas outside the lot specified in these Conditions take place, which does not in all respects comply with the requirements of the Town Planning Ordinance, any regulations made thereunder and any amending legislation;
- (c) the total gross floor area of any building or buildings erected or to be erected on the lot shall not be less than 13,980 square metres and shall not exceed 23,299 square metres; and
- (d) the design and disposition of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director and no building works (other than the demolition and removal works referred to in Special Condition No. (2) hereof, the Diversion Works referred to in Special Condition No. (45)(c)(i) hereof and site formation works) shall be commenced on the lot until such approval shall have been obtained and for the purpose of these Conditions, “building works” and “site formation works” shall be as defined in the Buildings Ordinance.

15. Greenery area

Special Condition No.(14) of the Land Grant stipulates that:-

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

...

- (c) (i) Without prejudice to the provisions of Special Condition No.(12) hereof, the Grantee shall at his own expense submit to the Director of Buildings (hereinafter referred to as “the D of B”) for his written approval a plan indicating such portion or portions of the lot or building or buildings erected or to be erected thereon at or within which greening (including but not limited to the provision of live plants with soil base) will be provided and maintained (hereinafter referred to as “the Greenery Area”), the layout and size of the Greenery Area and such other information (including but not limited to the location and particulars of the building works for the Greenery Area) as the D of B may require or specify at his sole discretion (which submission with plan is hereinafter referred to as “the Greenery Submission”). The decision of the D of B as to what constitutes the provision of greening under the Greenery Submission and which portion or portions of the lot or building

or buildings constitute the Greenery Area shall be final and binding on the Grantee. The aforesaid submission as approved by the D of B is hereinafter referred to as “the Approved Greenery Submission”.

- (ii) The Grantee shall at his own expense implement and complete the building works for the Greenery Area in accordance with the Approved Greenery Submission and shall thereafter maintain the same in all respects to the satisfaction of the D of B. No amendment, variation, alteration, modification or substitution of the Approved Greenery Submission shall be made without the prior written approval of the D of B.
- (iii) Except with the prior written approval of the D of B, the Greenery Area as shown in the Approved Greenery Submission shall be designated as and form part of the Common Areas referred to in Special Condition No.(23)(a)(v) hereof, and shall not be used for any purpose other than as the Greenery Area in accordance with the layout, size, location and particulars as set out in the Approved Greenery Submission.

16. Recreational facilities

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

- (a) The Grantee may erect, construct and provide within the lot such recreational facilities and facilities ancillary thereto (hereinafter referred to as “the Facilities”) as may be approved in writing by the Director. The type, size, design, height and disposition of the Facilities shall also be subject to the prior written approval of the Director.
- (b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (13)(c) hereof, subject to Special Condition No. (51)(d) hereof, any part of the Facilities provided within the lot in accordance with subclause (a) of this Special Condition which is for the common use and benefit of the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, is not for such use shall be taken into account for such calculation. For the purpose of this sub-clause (b), the decision of the Director as to what constitutes a residential block or blocks shall be final and binding on the Grantee.
- (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. (23)(a)(v) hereof;
 - (ii) the Grantee shall at his own expense maintain the Exempted Facilities in good and substantial repair and condition and shall operate the Exempted Facilities to the satisfaction of the Director; and
 - (iii) the Exempted Facilities shall only be used by the residents of the residential block or blocks erected or to be erected on the lot and their bona fide visitors and by no other person or persons and for the purpose of this sub-clause (c)(iii), the decision of the Director as to what constitutes a residential block or blocks shall be final and binding on the Grantee.

17. Office accommodation for watchmen and caretakers

Special Condition No.(17) 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 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 or adapted for use as a single family residence shall be final and binding on the Grantee.

(b) (i) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (13)(c) hereof, subject to Special Condition No. (51)(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; or

(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, and for the purpose of this Special Condition, the decision of the Director as to what constitutes a residential unit and a block of residential units shall be final and binding on the Grantee.

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 subclause (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 Grantee.

(c) For the purpose of sub-clause (b) of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a block of residential units. 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 Grantee.

(d) Office accommodation provided within the lot in accordance with sub-clause (a) of this Special Condition shall be designated as and form part of the Common Areas referred to in Special Condition No. (23)(a)(v) hereof.

18. Quarters for watchmen and caretakers

Special Condition No.(18) 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 purpose 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 what constitutes a block of residential units and whether a building constitutes or is intended or adapted for use as a single family residence shall be final and binding on the Grantee.

(b) For the purpose of calculating the total gross floor area stipulated in Special Condition No. (13)(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 form part of the Common Areas referred to in Special Condition No. (23)(a)(v) hereof.

19. Owners' Corporation or Owners' Committee office

Special Condition No.(19) 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 the Owners' Committee formed or to be formed in respect of the lot and the building or 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 stipulated in Special Condition No. (13)(c) hereof, subject to Special Condition No. (51)(d) hereof, an 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 form part of the Common Areas referred to in Special Condition No. (23)(a)(v) hereof.

20. Parking requirements

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

(a) (i) Spaces shall be provided within the lot to the satisfaction of the Commissioner for Transport (hereinafter referred to as "the C for T") for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as "the Road Traffic Ordinance") 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 residence or residences) is or are provided within the lot, 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:

Size of each residential unit	Number of the residential parking spaces to be provided under this subclause (a)(i)(I)
Less than 40 square metres	One space for every 7.27 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 3.03 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 1.52 residential units or part thereof
Not less than 100 square metres but less than 130 square metres	One space for every 0.89 residential units or part thereof
Not less than 130 square metres but less than 160 square metres	One space for every 0.66 residential units or part thereof
Not less than 160 square metres	One space for every 0.52 residential units or part thereof



- (II) where a detached, semi-detached or terraced house or houses which is or are intended for use as single family residence or residences is or are provided within the lot, at the following rates:
- (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 subclause (a)(i)(II)(B) is a decimal number, the same shall be rounded up to the next whole number; and
 - (C) two spaces for each such house where its gross floor area is not less than 220 square metres.
- For the purpose of this sub-clause (a)(i), the decision of the C for T as to what constitutes a block or blocks of residential units, 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 Grantee. The spaces to be provided under this sub-clause (a)(i) (as may be varied under Special Condition No. (29) hereof) are hereinafter referred to as “the Residential Parking Spaces”. For the purpose of these Conditions, “motor vehicle” shall be as defined in the Road Traffic Ordinance.
- (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 the Residential Parking Spaces calculated by reference to the respective size of each residential unit in terms of gross floor area as set out in the table of sub-clause (a)(i)(I) of this Special Condition and for the purpose of these Conditions, the term “size of each residential unit in terms of gross floor area” shall mean the sum of (I) and (II) below:
- (I) the gross floor area 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 is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (13)(c) hereof; and
 - (II) the pro-rata gross floor area of the Residential Common Area (as hereinafter defined) in respect of a residential unit, and in so calculating, the total gross floor area of residential common area, which is for common use and benefit of the residents of the block or blocks of residential units 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 is not taken into account for the calculation of gross floor area stipulated in Special Condition No. (13)(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:

The total gross floor
area of the Residential
Common Area

x

The gross floor area of a residential unit as calculated under
sub-clause (a)(ii)(I) of this Special Condition

The total gross floor area of all residential units as calculated
under sub-clause (a)(ii)(I) of this Special Condition

- (iii) Additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance (the spaces to be provided under this sub-clause (a)(iii) (as may be varied under Special Condition No. (29) hereof) are hereinafter referred to as “the Visitors’ Parking Spaces”) shall be provided within the lot to the satisfaction of the C for T at a rate to be calculated by reference to the number of residential units provided in any block of residential units erected or to be erected on the lot as set out in the table below subject to a minimum of two such spaces being provided within the lot:

Number of residential units per block	Number of the Visitors’ Parking Spaces per block
30 or below	1
31 to 45	2
46 to 60	3
61 to 75	4
Above 75	5

- 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, and the decision of the C for T as to what constitutes a block of residential units, a detached, semidetached 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 Grantee.
- (iv) The Residential Parking Spaces and the Visitors’ Parking Spaces 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 motor vehicle cleaning and beauty services.
 - (b) (i) Out of the Residential Parking Spaces and the Visitors’ Parking Spaces, the Grantee shall reserve and designate such number of spaces for the parking of motor vehicles by disabled persons (which spaces to be so reserved and designated are hereinafter referred to as “the Parking Spaces for Disabled Persons”) as the Building Authority may require or approve. For the purpose of these Conditions, “disabled persons” shall be as defined in the Road Traffic Ordinance.
 - (ii) The Parking Spaces for Disabled Persons shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance by disabled persons 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 motor vehicle cleaning and beauty services.
 - (c) (i) Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of motor cycles licensed under the Road Traffic Ordinance at a rate of one space for every 100 residential units or part thereof provided in any block of residential units erected or to be erected on the lot (the spaces to be provided under this sub-clause (c)(i) (as may be varied under Special Condition No. (29) hereof) are hereinafter referred to as “the Motor Cycle Parking Spaces”). For the purpose of this sub-clause (c)(i), 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 and the decision of the C for T as to what constitutes a block of residential units, 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 Grantee. For the purpose of these Conditions, “motor cycle” shall be as defined in the Road Traffic Ordinance.
 - (ii) The Motor Cycle Parking Spaces 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 motor vehicle cleaning and beauty services.
 - (d) (i) Except for the Parking Spaces for Disabled Persons, each of the Residential Parking Spaces and the Visitors’ Parking Spaces shall measure 2.5 metres in width and 5.0 metres in length with a minimum headroom of 2.4 metres.
 - (ii) The dimension of each of the Parking Spaces for Disabled Persons shall be as the Building Authority may require or approve.
 - (iii) Each of the Motor Cycle Parking Spaces shall measure 1.0 metre in width and 2.4 metres in length with a minimum headroom of 2.4 metres.



21. Loading and unloading requirements

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

- (a) Spaces shall be provided within the lot to the satisfaction of the C for T for the loading and unloading of goods vehicles at the following rates:
 - (i) one space for every 800 residential units or part thereof in the building or buildings erected or to be erected on the lot 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 Special Condition, a detached, semi-detached and terraced house which is intended for use as a single family residence shall not be regarded as a residential unit or a block of residential units and the decision of the C for T as to what constitutes a residential unit, a block of residential units, 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 Grantee; and
 - (ii) one space for the Facilities.
- (b) Each of the spaces provided under sub-clause (a) of this Special Condition (as may be varied under Special Condition No. (29) hereof) shall measure 3.5 metres in width and 11.0 metres in length with a minimum headroom of 4.7 metres. Such spaces shall not be used for any purpose other than for the loading and unloading of goods vehicles in connection with the building or buildings erected or to be erected on the lot.

22. Bicycle parking spaces

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

Spaces shall be provided within the lot to the satisfaction of the C for T for the parking of bicycles at a rate of one space for every 15 residential units or part thereof with the size of each residential unit in terms of gross floor area being less than 70 square metres. For the purpose of these Conditions, “bicycle” shall be as defined in the Road Traffic Ordinance. For the purpose of this Special Condition, a detached, semi-detached or terraced house which is intended for use as a single family residence shall not be regarded as a residential unit and the decision of the C for T 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 Grantee. The spaces to be provided under this Special Condition (as may be varied under Special Condition No. (29) hereof) shall not be used for any purpose other than for the parking of bicycles. Each of the spaces provided under this Special Condition (as may be varied under Special Condition No. (29) hereof) shall be of such dimensions as may be approved in writing by the C for T.

23. Anchor maintenance

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

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

24. Construction of drains and channels

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

- (a) The Grantee shall construct and maintain at his own expense and to the satisfaction of the Director such drains and channels, whether within the boundaries of the lot or on Government land, as the Director

may consider necessary to intercept and convey into the nearest stream-course, catchpit, channel or Government storm-water drain all storm-water or rain-water falling or flowing on to the lot, and the Grantee shall be solely liable for and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any damage or nuisance caused by such storm-water or rain-water.

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

25. Automatic meter reading for fresh water supplies

Special Condition No.(48) of the Land Grant stipulates that:-

- (a) The Grantee shall on or before the 31st day of March, 2029 or such other date as may be approved by the Director, at the Grantee’s own expense and in all respects to the satisfaction of the Water Authority provide and install an outstation or outstations together with facilities and associated equipment as may be required by the Water Authority at its sole discretion on the lot or any part thereof or within any building or buildings erected or to be erected thereon for automatic meter reading for fresh water supplies (such outstation or outstations together with the facilities and associated equipment as aforesaid are hereinafter collectively referred to as “the AMR Outstations”) in accordance with the approved AMR Outstation Proposals referred to in sub-clause (b) of this Special Condition and the Waterworks Ordinance.
- (b) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority submit or cause to be submitted to the Water Authority for its approval in writing proposals for the provision and installation of the AMR Outstations (hereinafter referred to as “the AMR Outstation Proposals”), containing, among others, such information and particulars as the Water Authority at its sole discretion may require, including but not limited to:
 - (i) a layout plan showing the locations of the AMR Outstations;
 - (ii) details of the design, layout and equipment for building up the AMR Outstations; and
 - (iii) details of the area or space designated or to be designated for accommodating the AMR Outstations and facilitating inspection and maintenance thereof.
- (c) No provision or installation works of the AMR Outstations shall be commenced on the lot until the AMR Outstation Proposals shall have been approved in writing by the Water Authority under sub-clause (b) of this Special Condition. The AMR Outstations installed in accordance with the AMR Outstation Proposals approved under sub-clause (b) of this Special Condition are hereinafter referred to as “the Approved AMR Outstations”.
- (d) The Grantee shall at his own expense and in all respects to the satisfaction of the Water Authority, operate, maintain and repair the Approved AMR Outstations in good repair and operational condition until such time as the Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition.

- (e) No structure, object or material of whatsoever nature which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement and re-provisioning of the Approved AMR Outstations shall be erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance of the Approved AMR Outstations. Where in the opinion of the Water Authority (whose opinion shall be final and binding on the Grantee), there are structures, objects or materials erected or placed on, over, above, under, below or within the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof which may prevent or disrupt the inspection, checking, operation, maintenance, repair, renewal, demolition, removal, replacement or re-provisioning of the Approved AMR Outstations, the Water Authority shall be entitled by notice in writing to call upon the Grantee, at the Grantee's own expense and in all respects to the satisfaction of the Water Authority, to demolish or remove such structures, objects or materials and to reinstate the area or space for accommodating the Approved AMR Outstations and facilitating inspection and maintenance thereof within such period as specified in the notice.
- (f) In the event of the non-fulfilment of any of the Grantee's obligations under sub-clauses (a), (d) and (e) of this Special Condition, the Water Authority may carry out the necessary works at the cost of the Grantee who shall pay to the Water Authority on demand a sum equal to the cost of such works, such sum to be determined by the Water Authority whose determination shall be final and binding on the Grantee.
- (g) The Approved AMR Outstations or any of them as required shall be delivered to the Water Authority by the Grantee on demand upon such date or dates as specified by the Water Authority in writing, and in any event shall be deemed to have been delivered to the Water Authority by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (h) The Grantee shall at all times throughout the term hereby agreed to be granted permit the Water Authority, its officers, contractors, agents, workmen and any other persons authorized by the Water Authority with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot or any part thereof and any building or buildings erected or to be erected thereon for the purposes of:
 - (i) inspecting, checking and supervising any works required to be carried out by the Grantee under sub-clauses (a), (d) and (e) of this Special Condition;
 - (ii) carrying out any works under sub-clause (f) of this Special Condition; and
 - (iii) inspecting, checking, operating, maintaining, repairing, renewing, demolishing, removing, replacing and re-provisioning the Approved AMR Outstations or any of them after the Approved AMR Outstations or any of such Approved AMR Outstations shall have been delivered to the Water Authority in accordance with sub-clause (g) of this Special Condition and any other works which the Water Authority may consider necessary.
- (i) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, workmen or any other persons authorized by the Water Authority of any of the rights under sub-clauses (f) and (h) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (j) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clauses (a), (d) and (e) of this Special Condition or the exercise by the Water Authority, its officers, contractors, agents, workmen or any other

persons authorized by the Water Authority of any of the rights conferred under sub-clauses (f) and (h) of this Special Condition.

F. Lease conditions that are onerous to a purchaser

26. Indemnify Government against existing buildings and structures

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

The Grantee acknowledges that as at the date of this Agreement there are some buildings and structures existing on the old lots and undertakes to demolish and remove, at the Grantee's own expense and in all respects to the satisfaction of the Director, the said buildings and structures from the old lots. The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence of the said buildings and structures or the subsequent demolition or removal of the said buildings and structures, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence of or subsequent demolition or removal of the said buildings and structures.

27. Preservation of trees

Special Condition No. (11) 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.

28. Building setback and building separation

Special Condition No. (14) of the Land Grant stipulates that:-

Subject to these Conditions, upon development or redevelopment (which term refers solely to redevelopment contemplated in General Condition No. 6 hereof) of the lot or any part thereof:

- (a) (i) Unless the Director of Buildings (hereinafter referred to as "the D of B") agrees otherwise, the Grantee shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed at or above the ground level of the lot for providing the setback areas from the boundaries of the lot, which submission shall in all respects be in compliance with the requirements of the D of B. The said submission shall include the paving and landscaping proposal of such setback areas and other relevant information as the D of B may require or specify at his sole discretion. The aforesaid submission as approved by the D of B is hereinafter referred to as "the Approved Building Setback Submission". Any buildings, structures, supports for buildings or structures and any projections erected or constructed or to be erected or constructed on the lot shall in all respects comply with the Approved Building Setback Submission. For the purpose of this sub-clause (a)(i), the decision of the D of B as to what constitutes the ground level of the lot and whether there has been compliance with the Approved Building Setback Submission shall be final and binding on the Grantee.
- (ii) No amendment, variation, alteration, modification or substitution of the Approved Building Setback Submission shall be made without the prior written approval of the D of B, and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.
- (b) (i) Unless the D of B agrees otherwise, the Grantee shall at his own expense submit to the D of B for his written approval a plan or plans demonstrating the configuration and layout of all the buildings

or group of buildings erected or to be erected on the lot including but not limited to continuous projected façade length, separating distance amongst and permeability of such buildings or group of buildings, which submission shall in all respects be in compliance with the building separation requirements of the D of B and shall include such other relevant information as the D of B may require or specify at his sole discretion.

- (ii) The submission under sub-clause (b)(i) of this Special Condition as approved by the D of B is hereinafter referred to as “the Approved Building Separation Submission”. Any buildings or group of buildings erected or to be erected on the lot shall in all respects comply with the Approved Building Separation Submission. For the purpose of this sub-clause (b)(ii), the decision of the D of B as to whether there has been compliance with the Approved Building Separation Submission shall be final and binding on the Grantee.
- (iii) No amendment, variation, alteration, modification or substitution of the Approved Building Separation Submission shall be made without the prior written approval of the D of B and if such approval is to be given, it shall be upon such terms and conditions as determined by the D of B at his sole discretion.

...

29. Provision of sales office and show flats

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

Notwithstanding the user restriction and the maximum gross floor area permitted under Special Conditions Nos. (10) and (13)(c) hereof respectively, the Grantee 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.

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

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

- (a) Throughout the term hereby agreed to be granted whether prior to or after compliance with these Conditions in all respects to the satisfaction of the Director, the Residential Parking Spaces and the Motor Cycle Parking Spaces shall not be 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,

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 of any one residential unit in the building or buildings erected or to be erected on the lot.

- (b) Notwithstanding sub-clause (a) of this Special Condition, the Grantee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Grantee.
- (c) Sub-clause (a) of this Special Condition shall not apply to an assignment of the lot as a whole.
- (d) Sub-clauses (a) and (b) of this Special Condition shall not apply to the Parking Spaces for Disabled Persons.

31. Set back

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

The Grantee shall not cut away, remove or set back any Government land adjacent to or adjoining the lot or carry out any building-up, filling-in or any slope treatment works of any kind whatsoever on any Government land except with the prior written consent of the Director who may, at his sole discretion, give his consent subject to such terms and conditions as he sees fit, including the grant of additional Government land as an extension to the lot at such premium as he may determine.

32. Cutting away

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

- (a) Where there is or has been any cutting away, removal or setting back of any land, or any building-up or filling-in or any slope treatment works of any kind whatsoever, whether with or without the prior written consent of the Director, either within the lot or on any Government land, which is or was done for the purpose of or in connection with the formation, levelling or development of the lot or any part thereof or any other works required to be done by the Grantee under these Conditions, or for any other purpose, the Grantee shall at his own expense carry out and construct such slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works as shall or may then or at any time thereafter be necessary to protect and support such land within the lot and also any adjacent or adjoining Government or leased land and to obviate and prevent any falling away, landslip or subsidence occurring thereafter. The Grantee shall at all times during the term hereby agreed to be granted maintain at his own expense the said land, slope treatment works, retaining walls or other support, protection, drainage or ancillary or other works in good and substantial repair and condition to the satisfaction of the Director.
- (b) Nothing in sub-clause (a) of this Special Condition shall prejudice the Government's rights under these Conditions, in particular Special Condition No. (36) hereof.
- (c) In the event that as a result of or arising out of any formation, levelling, development or other works done by the Grantee or owing to any other reason, any falling away, landslip or subsidence occurs at any time, whether in or from any land, within the lot or from any adjacent or adjoining Government or leased land, the Grantee shall at his own expense reinstate and make good the same to the satisfaction of the Director and shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to such falling away, landslip or subsidence.
- (d) In addition to any other rights or remedies herein provided for breach of any of these Conditions, the Director shall be entitled by notice in writing to call upon the Grantee to carry out, construct and maintain the said land, slope treatment works, retaining walls or other supports, protection, drainage or ancillary or other works or to reinstate and make good any falling away, landslip or subsidence, and if the Grantee shall neglect or fail to comply with the notice to the satisfaction of the Director within the period specified therein, the Director may forthwith execute and carry out any necessary works and the Grantee shall on demand repay to the Government the cost thereof, together with any administrative and professional fees and charges.

33. No rock crushing

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

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

34. Spoil or debris

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

- (a) In the event of earth, spoil, debris, construction waste or building materials (hereinafter collectively 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 collectively referred to as “the Government properties”), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to any damage or nuisance to private property caused by such erosion, washing down or dumping.
- (b) Notwithstanding sub-clause (a) of this Special Condition, the Director may (but is not obliged to), at the request of the Grantee, remove the waste from and make good any damage done to the Government properties and the Grantee shall pay to the Government on demand the cost thereof.

35. Damage to Services

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

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

36. Consent to temporary mains fresh water for flushing

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

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

37. Drainage Reserve Area

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

- (a) (i) Except for the Existing Stormwater Drains (as defined in Special Condition No. (45)(a) hereof) or any part or parts thereof, no building or structure or support or foundation for any building or

structure or projection or any part thereof shall be erected, constructed or placed on, over, above, under, below or within the areas of drainage reserve shown coloured pink stippled black and pink hatched red stippled black on PLAN I annexed hereto (which pink hatched red stippled black area is hereinafter referred to as “the Pink Hatched Red Stippled Black Area” and which drainage reserve areas are hereinafter collectively referred to as “the Drainage Reserve Area”).

- (ii) Notwithstanding sub-clause (a)(i) of this Special Condition, with the prior written consent of the Director and subject to such terms and conditions as he may impose, the Grantee may erect or construct or permit to be erected or constructed on the Drainage Reserve Area:

- (I) boundary walls or fences or both;
- (II) landscaping features and associated facilities;
- (III) a minor structure or structures; and
- (IV) an emergency vehicular access

(hereinafter collectively referred to as “the Permitted Structures”) provided that if and when required by the Director, the Grantee shall at his own expense, within the period specified by or as required in an emergency and in all respects to the satisfaction of the Director, remove or demolish the Permitted Structures or any part thereof and reinstate the Drainage Reserve Area or any part thereof. If the Grantee fails to carry out such removal, demolition or reinstatement works within the period specified or as required in an emergency, the Director may carry out such works as he may consider necessary and the Grantee shall pay to the Government on demand of such works. For the purpose of this sub-clause (a)(ii), the decision of the Director as to what constitutes a minor structure or structures shall be final and binding on the Grantee.

- (b) Any planting within the Drainage Reserve Area shall be limited to plants and shrubs with shallow rooting systems. Planting within a 1.5 metres radius of manhole covers shall be further restricted to grass or similar low growing plants.
- (c) The Government, the Director and his officers, contractors, agents, workmen and any other persons authorized by the Director, with or without tools, equipment, plant, machinery or motor vehicles, shall at all times have the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot or any part thereof for the purposes of laying, inspecting, repairing, maintaining, replacing and renewing any drains, sewers, channels, drainage facilities and all other services running across, through or under the Drainage Reserve Area (hereinafter collectively referred to as “the Utilities”) which the Director may require or authorize. No object or material of whatsoever nature which may obstruct access or cause excessive surcharge to the Utilities shall be placed within the Drainage Reserve Area nor shall any vehicles (except those which can be readily driven away) be parked on or within the Drainage Reserve Area. The decision of the Director as to whether the vehicles can be readily driven away shall be final and binding on the Grantee. Where in the opinion of the Director (whose opinion shall be final and binding on the Grantee), there are objects or materials within the Drainage Reserve Area which may obstruct access or cause excessive surcharge to the Utilities, the Director shall be entitled by notice in writing to call upon the Grantee, at the Grantee’s own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or materials and to reinstate the Drainage Reserve Area. If the Grantee shall neglect or fail to comply with such notice within the time limit specified therein, or as required in an emergency, the Director may carry out such demolition, removal and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.
- (d) Save in respect of the reinstatement of any trench excavated in the exercise of the rights and powers under sub-clauses (a)(ii) and (c) of this Special Condition, the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the exercise by the Government, the Director or his officers, contractors, agents,

workmen or any other persons authorized by the Director of the rights conferred under sub-clauses (a)(ii) and (c) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

- (e) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the exercise by the Government, the Director or his officers, contractors, agents, workmen or any other persons authorized by the Director of the rights conferred under sub-clauses (a)(ii) and (c) of this Special Condition.

38. Supervisory and overhead charges

Special Condition No. (50) of the Land Grant stipulates that:-

Wherever in these Conditions it is provided that:

- (a) the Government or its duly authorized officers shall or may carry out works of any description on the lot or any part thereof or outside the lot (whether on behalf of the Grantee or on the failure of the Grantee to carry out such works or otherwise) at the cost of the Grantee or that the Grantee shall pay or repay to the Government or to its duly authorized officers on demand the cost of such works, such cost shall include such supervisory and overhead charges as may be fixed by the Government or by its duly authorized officers; or
- (b) the prior approval or consent of the Government or its duly authorized officers is required, they may give the approval or consent on such terms and conditions as they see fit or refuse it at their absolute discretion.

39. No grave or columbarium permitted

Special Condition No. (52) 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. Full script of the Land Grant is available for free inspection upon request at the sales office during opening hours and copies of the Land Grant can be obtained upon paying necessary photocopying charges.

A. 發展項目所位於的土地之地段編號

- 發展項目興建於丈量約份第 103 約地段第 1071 號(「**該土地**」)。

B. 批地年期

- 該土地乃根據第 23087 號新批地規約及經 2026 年 2 月 4 日並於土地註冊處以註冊摘要編號 26022701510073 登記的同意書作出變更或修定。(統稱為「**批地文件**」)批出，租期由 2023 年 8 月 11 日起計 50 年期。

C. 適用於該土地的用途限制

- 批地文件特別條款第(10)條訂明：

該地段或其任何部分或已建或擬建於該處的任何建築物或其任何部分除作私人住宅用途外，不可作任何其他用途。

D. 按規定須興建並提供予政府或供公眾使用的設施

- 構建綠色區域及綠色間黃斜線區域

批地文件特別條款第(5)條訂明：

- 承授人須：

- 於 2029 年 3 月 31 日或之前(或署長可能批准的其他日期)，自費按署長批准的方式、材料、標準、水平、定線及設計，並達至各方面令署長滿意：
 - 在附錄於本批地文件的圖則 I 上以綠色顯示的部份(下稱「**綠色區域**」)鋪設及興建部份未來公眾道路；及
 - 在綠色區域內提供及建造橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或署長全權酌情規定的其他構築物(以下統稱「**該等綠色區域構築物**」)，

使建築物可座落於綠色區域及讓車輛和行人往來綠色區域；

- 於 2029 年 3 月 31 日或之前(或署長可能批准的其他日期)，承授人須自費在綠色區域鋪路面、鋪路緣及開水道，並按照署長全權酌情規定提供溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至令署長滿意；
- 承授人須自費保養綠色區域連同該等綠色區域構築物及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至令署長滿意，直至綠色區域已根據本批地文件特別條款第(6)條交還政府管有為止；

- 於 2026 年 8 月 10 日或之前(或署長可能批准的其他日期)，承授人須自費按署長批准的方式、材料、標準、水平、定線及設計，並達至各方面令署長滿意：

- 在附錄於本批地文件的圖則 I 上以綠色間黃斜線顯示的部份(下稱「**綠色間黃斜線區域**」)鋪設及興建部份未來公眾道路；及
- 在綠色間黃斜線區域內提供及建造橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或署長全權酌情規定的其他構築物(以下統稱「**該等綠色間黃斜線區域構築物**」)，

使建築物可座落於綠色間黃斜線區域及讓車輛和行人往來綠色間黃斜線區域；

- 於 2026 年 8 月 10 日或之前(或署長可能批准的其他日期)，承授人須自費在綠色間黃斜線區域鋪路面、鋪路緣及開水道，並提供署長全權酌情要求的溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至令署長滿意；及

- 承授人須自費保養綠色間黃斜線區域連同該等綠色間黃斜線區域構築物及在該區域建造、

安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至令署長滿意，直至綠色間黃斜線區域已根據本批地文件特別條款第(6)條交還政府管有為止。

- 如果承授人不履行其在本特別條款(a)款的責任，政府可進行所需工程，費用一概由承授人承擔，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終及對承授人具有約束力。
- 政府毋須因承授人履行或不履行本特別條款(a)款的任何責任或政府行使本特別條款(b)款的權利或其他原因而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且承授人不能就任何該等損失、損害、滋擾或干擾向政府提出索償。
- 承授人須就履行或不履行本特別條款(a)款的任何責任或政府行使本特別條款(b)款的權利或其他原因而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並且保持令其獲得彌償。

- 管有綠色區域及綠色間黃斜線區域

批地文件特別條款第(6)條訂明：

僅旨在進行本批地文件特別條款第(5)(a)條指明的工程、本批地文件特別條款第(45)(c)條所指的改道工程及本批地文件特別條款第(45)(d)條所指的已改道雨水渠維修工程，承授人須於本協議的日期獲授予綠色區域及綠色間黃斜線區域的管有權。綠色區域及綠色間黃斜線區域或其任何部份須應要求交還政府，而在任何情況下，承授人須於署長發信表示本批地文件已在其滿意下獲得遵守的日期當作已交還政府。承授人須於其管有綠色區域及綠色間黃斜線區域或其任何部份的所有合理時候，准許所有政府及公共車輛及行人免費前往及經過綠色區域及綠色間黃斜線區域或其任何部份，並確保該通行權不受進行的工程干擾或妨礙，不論是按照本批地文件特別條款第(5)條、本批地文件特別條款第(45)(c)條所指的改道工程、本批地文件特別條款第(45)(d)條所指的已改道雨水渠維修工程或其他規定進行的工程。

- 綠色區域及綠色間黃斜線區域的使用限制

批地文件特別條款第(7)條訂明：

未經署長事先書面同意，承授人不得將綠色區域及綠色間黃斜線區域或其任何部份用作儲物或興建任何臨時構築物，除進行本批地文件特別條款第(5)(a)條指明的工程、本批地文件特別條款第(45)(c)條所指的改道工程及本批地文件特別條款第(45)(d)條所指的已改道雨水渠維修工程以外之用途。

- 進入綠色區域及綠色間黃斜線區域

批地文件特別條款第(8)條訂明：

- 承授人須於其管有綠色區域及綠色間黃斜線區域或其任何部份的所有合理時候：

- 准許政府、署長及其人員、承判商、代理人、工人和任何獲署長授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受限制地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便在綠色區域及綠色間黃斜線區域或其任何部份檢查、檢驗及監督遵照本批地文件特別條款第(5)(a)條進行的任何工程及進行、檢查、檢驗及監督本批地文件特別條款第(5)(b)條規定的工程及署長認為必要的任何其他工程；

- 在政府或其授權的相關公用事業公司要求時，准許其(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受限制地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便在綠色區域及綠色間黃斜線區域之中、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、導管、電纜管道及其他傳導媒體和附屬設備，以為該地段或任何毗連或毗鄰土地或處所提供電訊、電力、氣體(如有)及其他服務。承授人須就上述擬於綠色區域及綠色間黃斜線區域內進行的工程所有相關事宜與政府及其授權的相關公用事業公司充分合作；

- 在水務監督的政府人員或獲其正式授權的任何其他人士要求時，准許其(無論攜帶或不攜帶

工具、設備、機械、機器或車輛)有權自由及不受限制地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便進行綠色區域及綠色間黃斜線區域或其任何部份內任何水務設施的任何運作、保養、維修、更換、改動或改道工程。且就本批地條款而言，「水務監督」須為《水務設施條例》、根據該條例所訂任何規例及任何修訂法例所界定者(下稱「《水務設施條例》」)；及

- (iv) 在路政署署長要求時，准許路政署署長及其人員、承判商、代理人、工人和任何獲署長授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受限制地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便進行任何工程，包括但不限於在綠色間黃斜線區域內的行人過路處工程。

- (b) 政府毋須因承授人履行或不履行本特別條款(a)款的任何責任或政府、署長、路政署署長及其人員、承判商、代理人、工人、水務監督的政府人員、相關公用事業公司或任何獲授權的人士行使本特別條款(a)款的權利或其他原因而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

- (c) 承授人須就履行或不履行本特別條款(a)款的任何責任或政府、署長、路政署署長及其人員、承判商、代理人、工人、水務監督的政府人員、相關公用事業公司或任何獲授權的人士行使本特別條款(a)款的權利或其他原因而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並且保持令其獲得彌償。

8. 改道工程、已改道現有雨水渠及新渠務專用範圍

批地文件特別條款第(41)條訂明：

承授人須於所有時候，特別是在進行任何建築、保養、翻新或維修工程(以下統稱「工程」)期間，採取或促使他人採取一切適當及充分的小心、技巧及預防措施，避免對該地段或其任何部份或綠色區域、綠色間黃斜線區域或其任何部份之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置(以下統稱「服務」)造成任何損壞。承授人須在進行任何工程之前進行或促使他人進行適當的勘測及必要的了解，確定服務的現況及程度，並提交處理任何可能被工程影響的服務各方面的建議書給署長，供其審批和必須在取得署長對工程及上述建議書作出的書面批准後，才能進行該等工程並自費履行署長在審批時對服務作出的任何要求，包括承擔進行任何必要的改道、重鋪或修復的費用。承授人須自費維修、彌補及恢復原狀任何因工程對該地段或其任何部份或綠色區域、綠色間黃斜線區域或其任何部份任何服務以任何方式引起的任何損壞、干擾或阻礙(除非署長另作選擇，明渠、污水渠、雨水渠或總水管須由署長負責修復外，而承授人須應要求向政府支付該等工程的費用)，以達至各方面令署長滿意。如果承授人未能對該地段或其任何部份或綠色區域、綠色間黃斜線區域或其任何部份或任何服務進行該等必要的改道、重鋪、維修、彌補及恢復原狀工程，以達至令署長滿意，署長可進行其認為必要的上述改道、重鋪、維修、恢復原狀或彌補工程，而承授人須應要求向政府支付該等工程的費用。

批地文件特別條款第(45)條訂明：

- (a) (i) 承授人茲確認，截至本協議日期，該地段、綠色區域及綠色間黃斜線區域內或其毗鄰處現存在若干雨水渠，其大致位置及走向僅作識別用途，以藍色線標示並在附錄於本批地文件的圖則I中標註為「現有雨水渠」(以下統稱「現有雨水渠」)。
- (ii) 在不影響本批地文件一般條款第2條的一般適用範圍下，承授人須當作滿意和接受該地段、綠色區域及綠色間黃斜線區域於本協議日期的現狀及現況(包括現有雨水渠的存在及使用)，且承授人不得就此或因此作出或提出任何性質的反對或索償。
- (b) (i) 除本特別條款(c)款另有規定外，承授人不得干擾、阻塞、移除或遷移，亦不得允許或放任他人干擾、阻塞、移除或遷移現有雨水渠或其任何部分，除非及直至改道雨水渠(定義見本特別條款(c)(i)款)已在各方面達至署長滿意全面投入運作。
- (ii) 在不影響本批地文件特別條款第(41)條的前提下，承授人須於該地段、綠色區域及綠色間黃斜線區域開展任何建築工程(本批地文件特別條款第(2)條所指的拆卸及清理工程除外)前，諮詢署長以確保該等工程不會干擾、損壞、妨礙或阻塞現有雨水渠(以署長的決定為最終決

定)。若署長要求，承授人須自費及在各方面令署長滿意，採取一切必要預防措施，確保其工程不會對現有雨水渠或其任何部分造成干擾、損壞、妨礙或阻塞。

- (c) (i) 在不影響本特別條款(c)(ii)款規定及取得署長事先書面批准(署長可全權酌情附加其認為適當的條款，包括要求支付其指定的補償及行政費用)的前提下，承授人可自費並在各方面令署長滿意下，將現有雨水渠或其任何部分改道至該地段、綠色區域及綠色間黃斜線區域內或外的其他位置，並按署長批准的水平、材料、標準、規格及設計進行(以下統稱「改道工程」)。經承授人按署長書面批准改道的現有雨水渠連同未改道的部分(如有)以及作為改道工程一部分而建造的排水渠、集水井、暗渠、有蓋沙井及其他構築物，以下統稱「已改道雨水渠」。
- (ii) 在展開改道工程前，承授人須自費並在各方面令署長滿意下，向署長提交關於改道工程及新渠務專用範圍(定義見本特別條款(c)(iii)款)的建議書以供其書面批准。承授人須待署長書面批准該建議書後，方可進行改道工程。
- (iii) 如該地段任何部分位於已改道雨水渠外表面量度3.0米範圍內，則該位於已改道雨水渠外表面量度3.0米範圍內的地段部分須劃定為新渠務專用範圍(該範圍由署長致承授人的信函劃定及指定，以下稱「新渠務專用範圍」)以取代原有渠務專用範圍。此後，所有對提述「渠務專用範圍」之提述，均應解釋為「新渠務專用範圍」之提述，而本特別條款中所有關於現有雨水渠的規定，均應解釋為關於已改道雨水渠的規定。
- (iv) 如已改道雨水渠完全位於該地段以外，且該地段沒有任何部分位於已改道雨水渠外表面量度3.0米範圍內，則渠務專用範圍即告終止存在，承授人根據特別條款第(44)條及本特別條款的權利責任亦隨即絕對終止及解除。
- (v) 就本特別條款而言，署長就何謂已改道雨水渠外表面的決定將作終論並對承授人具有約束力。
- (vi) 如已改道雨水渠全部或部分位於該地段內，則在改道工程完成後，除本特別條款(d)款另有規定外，承授人不得以任何方式拆卸、損壞、移除、改道、遷移、干擾或阻塞，亦不得允許或放任他人拆卸、損壞、移除、改道、遷移、干擾或阻塞已改道雨水渠或其任何部分。
- (d) 改道工程完成後，承授人須自費將已改道雨水渠維修保養至良好穩固狀態，並達至各方面令署長滿意，直至已改道雨水渠根據本特別條款(e)款移交政府為止。
- (e) 已改道雨水渠須應政府要求由承授人無償移交予政府，而在任何情況下，已改道雨水渠須於署長發信表示本批地文件已在其滿意下獲得遵守的日期當作已交還政府。
- (f) 如承授人不履行本特別條款(d)款規定的任何責任，政府可進行所需工程，費用一概由承授人承擔，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定將作終論並對承授人具有約束力。
- (g) 在本協議批授的整個年期內，承授人須時刻准許政府、署長及其人員、承判商、代理人、工人和任何獲署長授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)自由及不受限制地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域(根據特別條款第(6)條交還政府前)，以便：
- (i) 檢查、操作、維修及修復現有雨水渠；
- (ii) 檢查及操作已改道雨水渠；
- (iii) 檢查、檢驗及監督根據本特別條款(c)(i)及(d)款進行的任何工程；
- (iv) 進行、檢查、檢驗及監督根據本特別條款(f)款進行的任何工程；
- (v) 在已改道雨水渠根據本特別條款(e)款移交政府後，對其進行保養、修理、更新、拆卸、移除及更換；及
- (vi) 署長認為必要的任何其他工程。
- (h) 政府毋須因現有雨水渠或已改道雨水渠的存在或使用、承授人履行或不履行本特別條款(b)、(c)及(d)款的任何責任或政府、署長或其人員、承判商、代理人、工人或任何獲授權人士行使本特

別條款(f)及(g)款的權利而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

- (i) 承授人須就現有雨水渠或已改道雨水渠的存在或使用、承授人履行或不履行本特別條款(b)、(c)及(d)款的任何責任或政府、署長或其人員、承判商、代理人、工人或任何獲授權人士行使本特別條款(f)及(g)款的權利，而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序政府作出彌償並保持令其獲得彌償。

9. 現有道路構築物

批地文件特別條款第(46)條訂明：

- (a) (i) 承授人茲確認及接受，截至本協議日期，毗鄰該地段存在編號NB57的隔音屏障，其大致走向僅供識別用途，以紅線標示並在附錄於本批地文件的圖則I中標註為「隔音屏障編號NB57」(以下簡稱「現有道路構築物」)。
- (ii) 在不影響本批地文件一般條款第2條的一般適用範圍下，承授人須當作滿意和接受該地段、綠色區域及綠色間黃斜線區域於本協議日期的現狀及現況(包括現有道路構築物的存在及使用)，且承授人不得就此或因此作出或提出任何形式的反對或申索。
- (b) (i) 除非事前獲路政署署長書面批准，承授人不得改動、拆卸或干擾現有道路構築物或其任何部分。
- (ii) 承授人須自費並在各方面令路政署署長滿意下，在所有時間特別是在該地段、綠色區域及綠色間黃斜線區域內或毗鄰處進行任何工程時，包括但不限於根據特別條款第(5)條就綠色區域及綠色間黃斜線區域進行的工程，採取或促使他人採取一切適當及充分的小心、技巧及預防措施，以避免對現有道路構築物或其任何部分造成損壞、妨礙、干擾或危害。
- (iii) 若現有道路構築物因承授人、其人員、代理人、工人或承建商在該地段、綠色區域及綠色間黃斜線區域進行的活動而遭受損壞、妨礙、干擾或危害，承授人須自費並按路政署署長的要求，在各方面令其滿意下進行修復及還原工程。
- (iv) 如承授人不履行本特別條款(b)(iii)款規定的任何責任，路政署署長可進行必要工程，費用由承授人承擔。承授人須應要求向政府支付相等於工程費用的款項，金額由署長釐定，其決定將作終論並對承授人具有約束力。
- (c) (i) 除非事前獲路政署署長事先書面同意，不得在附錄於本批地文件的圖則I以粉紅色間紅斜線標示區域及粉紅色間紅斜線點加黑點區域的該地段(兩者均距現有道路構築物外表面量度2.0米範圍內，以下統稱「道路構築物保養區」)之上、上方、之下、下方或範圍內，建造或放置任何建築物、構築物、建築物支撐物或突出物(路政署署長批准的界線圍欄除外，其類型、設計及布局須獲署長批准)。
- (ii) 如路政署署長認為(其意見將作終論並對承授人具有約束力)道路構築物保養區內存在任何性質的物件、構築物或物料(包括根據本特別條款(c)(i)款獲署長批准的界線圍欄)可能妨礙進出現有道路構築物以進行本特別條款(d)款規定的工程，路政署署長有權以書面通知要求承授人，在署長指定的期限內自費並在各方面令署長滿意下，拆卸或移除此等物件、構築物或物料。如承授人未能在指定期限內遵從通知要求，或在緊急情況下，路政署署長可全權酌情進行必要的拆卸或移除工程，承授人須應要求向政府支付相等於工程費用的款項，金額由路政署署長釐定，其決定將作終論並對承授人具有約束力。
- (d) 承授人須時刻准許政府、路政署署長及其人員、承判商、代理人、工人和任何獲署長授權的人士(無論攜帶或不攜帶工具、車輛、機械、設備或機器)，免費臨時佔用及自由出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部分(根據特別條款第(6)條交還政府前)及其上已建或擬建的建築物或構築物，以便檢查、保養、改善、修復、還原、更換及移除現有道路構築物、檢查、檢驗及監督根據本特別條款(b)(iii)及(c)(ii)款進行的工程、進行、檢查、檢驗及監督根據本特別條款(b)(iv)及(c)(ii)款進行的工程或進行路政署署長認為在該地段、綠色區域及綠色間黃斜線區域或其任何部分必要的其他工程或用途。

- (e) 除根據本特別條款(b)(iv)、(c)(ii)及(d)款行使權利時所挖掘溝渠的還原工程(以路政署署長確認還原工程已妥善完成的證明將作終論並對承授人具有約束力)外，政府毋須就承授人履行或不履行本特別條款規定的任何責任或政府、路政署署長及其人員、承判商、代理人、工人或任何獲授權人士行使本特別條款(b)(iv)、(c)(ii)及(d)款的權利而直接或間接或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔責任，而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (f) 承授人須就履行或不履行本特別條款規定的任何責任或政府、路政署署長及其人員、承判商、代理人、工人或任何獲授權人士行使本特別條款(b)(iv)、(c)(ii)及(d)款的權利而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並且保持令其獲得彌償。
- (g) 就本特別條款而言，署長對本特別條款(c)(i)款所述現有道路構築物外表面的界定決定為最終及對承授人具有約束力。

10. 臨時通道及通道

批地文件特別條款第(47)條訂明：

- (a) 在完成本特別條款(b)款所述通道的建造工程前，承授人須：
- (i) 自費在該地段內按署長規定或批准的標準、水平、寬度、定線及設計，並在各方面令署長滿意下，時刻提供臨時通道(以下簡稱「臨時通道」)，以供車輛及行人可通過該臨時通道出入、來回及通過現稱為及登記於土地註冊處為「丈量約份第103約地段第265號B分段餘段」之全部土地(以下簡稱「地段第265號B分段餘段」)；
- (ii) 准許政府、其人員、承建商、代理人、工人及任何獲授權人士，以及地段第265號B分段餘段的現時承租人、租戶及佔用人與其各自的真實賓客及訪客(不論是否攜帶工具、設備、機械及機器)，為與地段第265號B分段餘段之正當使用及享用相關的所有合法目的，於日間或夜間任何時間免費及不受限制地步行、使用輪椅或駕駛車輛進出、通過及往返臨時通道；及
- (iii) 自費將臨時通道維持、保養及修繕至良好穩固狀態，並達至各方面令署長滿意。
- (b) 承授人須於2029年3月31日或署長批准的其他日期前，自費按照署長規定或批准的方式、材料、標準、水平、定線及設計，並達至各方面令署長滿意，在該地段內鋪設、提供、建造及鋪築一條或多條寬度不少於3米的通道(以下簡稱「通道」)，連同署長全權酌情規定的暗渠、行人路、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通輔助設施及其他構築物，以供車輛及行人出入、來回及通過地段第265號B分段餘段。
- (c) 根據本特別條款(b)款規定完成通道建造後，承授人須在本協議批授的整個年期內：
- (i) 准許政府、其人員、承建商、代理人、工人及任何獲授權人士，以及地段第265號B分段餘段的現時承租人、租戶及佔用人與其各自的真實賓客及訪客(不論是否攜帶工具、設備、機械及機器)，為與地段第265號B分段餘段之正當使用及享用相關的所有合法目的，於日間或夜間任何時間免費及不受限制地步行、使用輪椅或駕駛車輛進出、通過及往返該通道；及
- (ii) 自費將該通道維持、保養及修繕至良好穩固狀態，並達至各方面令署長滿意。
- (d) 在本協議批授的整個年期內，政府及地段第265號B分段餘段的承租人、租戶及佔用人保留以下權利，且承授人承諾准許其行使該等權利：為地段第265號B分段餘段的正當使用及享用，通過該通道自由傳送、輸送、供應及排放公用設施服務(包括但不限於水、電、煤氣、電話及電訊服務，以下統稱「所述公用設施服務」)；以及為此目的，准許政府、地段第265號B分段餘段的承租人、租戶及佔用人、提供所述公用設施服務的公用事業公司及其人員、承建商、代理人、工人或任何獲授權人士(不論是否攜帶工具、設備、機械及機器)，於所有合理時間(緊急情況除外)免費步行或駕駛車輛進入該地段，以在該通道內鋪設、安裝、檢查、保養、修理、更改、移除、更新及更換所述公用設施服務。
- (e) 該通道須指定為並構成公用地方的一部分。



- (f) 政府毋須就承授人履行或不履行本特別條款(a)至(d)款規定的任何責任，或政府、提供所述公用設施服務的公用事業公司及其人員、承建商、代理人、工人或任何獲授權人士，或地段第265號B分段餘段的現時承租人、租戶或佔用人或其各自的真實賓客及訪客行使本特別條款(a)(ii)、(c)(i)及(d)款的權利，而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任。而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (g) 承授人須就承授人履行或不履行本特別條款(a)至(d)款規定的任何責任，或政府、提供所述公用設施服務的公用事業公司及其人員、承建商、代理人、工人或任何獲授權人士，或地段第265號B分段餘段的現時承租人、租戶或佔用人或其各自的真實賓客及訪客行使本特別條款(a)(ii)、(c)(i)及(d)款的權利，而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，向政府作出彌償，並且保持令其獲得彌償。

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

11. 維修

批地文件一般條款第(6)條訂明：

- (a) 承授人應在整個批租年期內根據本批地條款建造或重建(本詞指本一般條款(b)款所述的重建工程)：
- (i) 按照經批准的設計和布局及任何經批准的建築圖則維修所有建築物，並且不作任何修改或改動；及
- (ii) 維修現已或日後依照本批地條款或嗣後任何修訂合約建造的所有建築物，以保持其修繕妥當及狀況良好，並在批租年期屆滿或提前終止時以修繕完好的狀況交回。
- (b) 如在承租年期內任何時間拆卸位於該地段或其任何部分的任何建築物，承授人必須另行提供同類型和樓面總面積相等的一座或多座良好穩固的建築物，又或提供類型和價值經署長批准的一座或多座建築物以作替代。如進行上述拆卸工程，買方應在施工一(1)個曆月內向署長申請同意，以便進行建造工程重建該地段，署長給予同意後則須在三(3)個曆月內展開必要的重建工程，以及在署長指定的期限內以署長滿意的方式完成工程。

12. 建築契諾

批地文件特別條款第(9)條訂明：

承授人須開發該地段，在其上興建在各方面符合本批地條款和當時在香港所實施的或可能在任何時候實施的一切條例、附例及規例對建築、衛生及規劃之規定的建築物，並須於2029年3月31日或之前完成建築和使其適合佔用。

13. 園景方案

批地文件特別條款第(12)條訂明：

- (a) 承授人須自費向規劃署署長提交一份園景方案以取得其書面批准，該方案應包含規劃署署長全權酌情規定或指定的關於該地段內擬提供的園景工程的各項資料。
- (b) 承授人須自費按核准的園景方案在該地段提供園景，達至各方面令署長滿意。未經署長預先書面批准，不能修訂、更改、改變、變更或替代核准園景方案。
- (c) 承授人其後須自費保持及保養園景工程，使其達至安全、清潔、井然、整齊及健康狀態，令署長滿意。

14. 發展條件

批地文件特別條款第(13)條訂明：

除本批地條款另有規定外，在發展或重建(該詞語僅指按本批地文件一般條件第(6)條所指的重建)該地段或其任何部份時：

- (a) 在該地段已建或擬建的任何一座或多座建築物在各方面須符合《建築物條例》、根據該條例所訂任何規例及任何修訂法例(下稱「《建築物條例》」)的規定；
- (b) 不得在該地段或其任何部份或本批地條款指明該地段範圍以外的地方興建任何一或多座在各方面不符合《城市規劃條例》、根據該條例所訂任何規例及任何修訂法例的建築物，或在該地段或其任何部份或本批地條款指明該地段範圍以外任何地方進行任何在各方面不符合該等條例或規例的發展或用途；
- (c) 在該地段已建或擬建的任何一座或多座建築物的全部總樓面面積不得少於13,980平方米但不得多於23,299平方米；及
- (d) 在該地段已建或擬建的任何一座或多座建築物的設計及配置須取得署長的書面批准，在取得該批准前，不得在該地段開展任何工程(但本批地文件特別條款第(2)條所指的拆卸及清理工程、本批地文件特別條款第(45)(c)(i)條所指的改道工程及地盤平整工程除外)。且就本批地條款而言，「建築工程」及「地盤平整工程」按《建築物條例》中的定義。

15. 綠化區

批地文件特別條款第(14)條訂明：

除本批地條款另有規定外，如該地段或其任何部分發展或重建(本詞僅指本批地文件一般條款第6條所述的重建工程)：

……

- (c) (i) 在不影響批地文件特別條款第12條的情況下，承授人須自費向屋宇署署長呈交一份圖則，指明該地段或該處已建及擬建的一座或多座建築物之上或其內將會設置和維持綠化設施的一個或多個部分(包括但不限於提供有泥土基層的活植物)(以下簡稱「綠化區」、綠化區的布局和面積，以及屋宇署署長全權酌情規定或指定的其他資料(包括但不限於綠化區建築工程的位置及資料)，以供屋宇署署長書面批准(承授人呈交的資料文件連同圖則以下簡稱「綠化建議書」)。屋宇署署長就何謂根據綠化建議書設置綠化設施以及該地段或該處的一座或多座建築物哪些部分構成綠化區所作的決定將作終論並對承授人具有約束力。上述經屋宇署署長批准的呈交文件以下簡稱「經批准的綠化建議書」。
- (ii) 承授人須自費按照經批准的綠化建議書實施及完成綠化區的建築工程，其後並須以屋宇署署長在各方面滿意的方式維修綠化區。如事前未獲屋宇署署長書面批准，不得修改、更改、改動、修正或取代經批准的綠化建議書或顯示綠化區的圖則。
- (iii) 除非事前獲屋宇署署長書面批准，否則經批准的綠化建議書所註明的綠化區將須被指定為並構成特別條款第(23)(a)(v)條所訂的公用地方一部分，而除按照經批准的綠化建議書列明的布局、面積、位置和資料用作綠化區外，不得作任何其他用途。

16. 康樂設施

批地文件特別條款第(16)條訂明：

- (a) 承授人可在該地段內興建、建造和提供經署長書面批准的康樂設施及該處的附屬設施(下稱「該等設施」)。該等設施的類型、大小、設計、高度及布局事前須由署長書面批准。
- (b) 計算本批地文件特別條款第(13)(c)條及指定的整體樓面總面積及總上蓋面積時，受限於本批地文件特別條款第(51)(d)條之規定，任何根據本批地文件特別條款(a)款在該地段內興建的該等設施任何部分如乃供該地段已建或擬建的一座或多座住宅大廈所有住戶和彼等的真正訪客公用與共享，不會連計在內，而署長認為並非作此用途的該等設施其餘部分則會計算在內。就本特別條款第(b)款而言，署長對何謂住宅大廈的決定將作終論並對承授人具有約束力。
- (c) 如該等設施任何部分可豁免計入本特別條款(b)款所訂的樓面總面積及上蓋面積(下稱「豁免設施」)：
- (i) 豁免設施將指定為本批地文件特別條款第(23)(a)(v)條所訂的公用地方一部分；
- (ii) 承授人應自費維修豁免設施，以保持其修繕及狀況良好，同時妥善運作豁免設施，令署長滿意；及

- (iii) 豁免設施只可供該地段已建或擬建的一座或多座住宅大廈住戶和彼等的真正訪客使用，其他人士或人等不可使用。就本特別條款第(c)(iii)款而言，署長對何謂住宅大廈的決定將作終論並對承授人具有約束力。

17. 看守人及管理員辦事處

批地文件特別條款第(17)條訂明：

- (a) 該地段內可設有看守人或管理員或兩者的辦事處，但須受以下條件所規限：
 - (i) 署長認為辦事處是促進該地段已建或擬建的一座或多座建築物的安全、保安和良好管理的必要設施；
 - (ii) 辦事處除作完全及必要地受僱於該地段工作的看守人或管理員或兩者的辦事處外，不得作任何其他用途；及
 - (iii) 辦事處的位置事前必須取得署長書面批准。

就本(a)款而言，任何辦事處均不可設於該地段上擬作或改建用作單一家庭住宅的任何建築物內。署長就任何建築物是否構成或擬作單一家庭住宅所作的決定將作終論並對承授人具有約束力。

- (b) (i) 計算本批地文件特別條款第(13)(c)條所訂的整體樓面總面積及總上蓋面積時，受限於本批地文件特別條款第(51)(d)條之規定，不會計入依照本特別條款(a)款在該地段內提供而面積不超過以下(I)或(II)當中較小者的辦事處：
 - (I) 該地段已建或擬建的一座或多座建築物或該等建築物任何一個或多個部分整體樓面總面積的0.2%；或
 - (II) 該地段已建或擬建的每50個住宅單位或不足此數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，二者以計算所得的較大樓面面積為準。就本特別條款而言，署長對何謂住宅單位所作的決定將作終論並對承授人具有約束力。超出以上(I)或(II)的任何樓面總面積將會計算在內。
- (ii) 計算本特別條款(b)(i)(I)款所述該地段已建或擬建的一座或多座建築物的整體樓面總面積時，不會計入根據此等本批地條款豁免計入該地段已建或擬建的一座或多座建築物或該等一座或多座建築物樓面總面積的樓面空間。署長就此作出的決定將作終論並對承授人具有約束力。
- (c) 就本特別條款(b)款而言，任何擬作單一家庭住宅用途的獨立屋、半獨立屋或排屋均不可視為住宅單位大廈，署長就任何獨立屋、半獨立屋或排屋是否構成或擬作單一家庭住宅所作的決定將作終論並對承授人具有約束力。
- (d) 根據本特別條款(a)款在該地段內提供的辦事處將指定為並納入本批地文件特別條款第(23)(a)(v)條所載的公用地方並構成該處一部分。

18. 看守人及管理員宿舍

批地文件特別條款第(18)條訂明：

- (a) 該地段內可設有看守人或管理員或兩者的宿舍，但須受以下條件規限：
 - (i) 宿舍應設於該地段其中一座已建的住宅單位大廈或署長書面批准的其他地點；及
 - (ii) 宿舍除作完全及必要地受僱於該地段工作的看守人或管理員或兩者的宿舍外，不得作任何其他用途。

就本(a)款而言，宿舍不可設於該地段上擬作或改建用作單一家庭住宅的任何建築物內。署長就任何建築物是否擬作單一家庭住宅所作的決定將作終論並對承授人具有約束力。

- (b) 計算本批地文件特別條款第(13)(c)條分別所訂的整體樓面總面積及總上蓋面積時，不會計入依照本特別條款(a)款在該地段提供而整體樓面總面積不超過25平方米的宿舍。任何超出25平方米的樓面總面積則會計算在內。
- (c) 根據本特別條款(a)款在該地段內提供的看守人或管理員或兩者的宿舍將指定為並納入本批地文

件特別條款第(23)(a)(v)條所載的公用地方並構成該處一部分。

19. 業主立案法團或業主委員會辦事處

批地文件特別條款第(19)條訂明：

- (a) 該地段範圍內可設置一個辦事處供業主立案法團或業主委員會使用，惟須遵從以下條件：
 - (i) 辦事處除供現已或將會就該地段已建或擬建建築物成立的業主立案法團或業主委員會作會議及行政工作場地外，不可作任何其他用途；及
 - (ii) 辦事處的地點必須事前取得署長書面批准。
- (b) 計算本批地文件特別條款第(13)(c)條所訂的整體樓面總面積時，受限於本批地文件特別條款第(51)(d)條之規定，不會計入依照本特別條款(a)款在該地段提供而樓面總面積不超過20平方米的辦事處。任何超出20平方米的樓面總面積則會計算在內。
- (c) 根據本特別條款(a)款在該地段提供的辦事處將指定為本批地文件特別條款第(23)(a)(v)條所載的公用地方並構成該處一部分。

20. 泊車規定

批地文件特別條款第(26)條規定：

- (a) (i) 在該地段內須提供車位，用作停泊根據《道路交通條例》、該條例下任何規例及任何修訂法例(下稱「《道路交通條例》」)下獲發牌之車輛，以達至令運輸署署長(以下簡稱「運輸署署長」)滿意，車位分配比率如下：
 - (I) 如該地段內提供一座或多座住宅大廈(供單一家庭居住的獨立屋、半獨立屋或排屋除外)，分配比率將按照下表所列該地段已建或擬建住宅單位的分別面積計算：

每個住宅單位面積	按本特別條款第(a)(i)(I)條提供住宅車位的數目
少於40平方米	每7.27個住宅單位或其部份一個車位
不少於40平方米但少於70平方米	每3.03個住宅單位或其部份一個車位
不少於70平方米但少於100平方米	每1.52個住宅單位或其部份一個車位
不少於100平方米但少於130平方米	每0.89個住宅單位或其部份一個車位
不少於130平方米但少於160平方米	每0.66個住宅單位或其部份一個車位
不少於160平方米	每0.52個住宅單位或其部份一個車位

- (II) 在該地段內提供擬用作供單一家庭住宅用途的獨立屋、半獨立屋或排屋，分配比率將如下計算：
 - (A) 每座樓面總面積少於160平方米的房屋提供1個車位；
 - (B) 每座樓面總面積不少於160平方米但少於220平方米的房屋提供1.5個車位；但如根據本特別條款第(a)(i)(II)(B)款指定分配的車位數額為小數位數，則四捨五入為最接近之整數；及
 - (C) 每座樓面總面積不少於220平方米的房屋提供2個車位。

就本特別條款第(a)(i)款而言，運輸署署長對何謂獨立屋、半獨立屋或排屋及該等房屋是否構成或擬用作單一家庭住宅之用之決定為終論並對承授人具有約束力。根據本特別條款第(a)(i)款提供的車位(可根據本批地文件特別條款第(29)條予以更改)在下文中稱為「住宅車位」。就本批地條款而言，「車輛」按《道路交通條例》中的定義。

- (ii) 就本特別條款第(a)(i)(I)款而言，擬遵照本特別條款第(a)(i)(I)款提供之住宅車位總數目應為根據本特別條款第(a)(i)(I)款列表中每個住宅單位的面積計算之住宅車位數目之總和。就本批地條款而言，「每個住宅單位面積」一詞按樓面總面積計算為以下(I)及(II)之和：
 - (I) 由其住戶專用及專享的個別住宅單位的樓面總面積，即由該單位的圍牆或矮牆外部開始

量度，但如屬於以圍牆相隔的兩個毗連單位，則由圍牆中央開始量度，並要量度單位內的內部間隔牆和柱。但為免存疑，不包括單位內部所有樓面面積，此等面積在計算本批地文件特別條款第(13)(c)條指定的總樓面面積時不會連計在內；及

- (II) 每個住宅單位按比例計算的「住宅公用地方」(定義以下文所訂為準)樓面總面積，即計算各住宅單位圍牆外供該地段已建或擬建的一座或多座住宅單位大廈所有住戶公用與共享的住宅公用地方整體樓面總面積，但為免存疑，不包括並未計入本批地文件特別條款第(13)(c)條所指定樓面總面積的所有樓面面積(此等住宅公用地方以下簡稱「住宅公用地方」)，按照以下程式攤分予每個住宅單位：

住宅公用地方整體樓面總面積

x

按本特別條款第(a)(ii)(I)款計算的一個住宅單位的整體樓面總面積

按本特別條款第(a)(ii)(I)款計算的所有住宅單位的整體樓面總面積

- (iii) 在該地段內須按以下列表所列的比率(以該地段已建或擬建的任何一座住宅大廈所提供的住宅單位數目為計算基準)，提供額外車位以供根據《道路交通條例》(根據本特別條款第(a)(iii)款(可根據本批地文件特別條款第(29)條予以更改)提供的車位下稱「訪客車位」)下獲發牌之車輛停泊，且須達至令運輸署署長滿意，而所提供的該類車位數量最少須為兩個：

每座住宅單位大廈的住宅單位數目	每座住宅單位大廈的訪客車位數目
30或以下	1
31至45	2
46至60	3
61至75	4
75以上	5

就本特別條款第(a)(iii)款而言，用作供單一家庭居住的獨立屋、半獨立屋或排屋不應被視為住宅單位大廈。且運輸署署長對何謂住宅單位大廈、獨立屋、半獨立屋或排屋及該等房屋是否構成或擬用作單一家庭住宅之用之決定將作終論並對承授人具有約束力。

- (iv) 住宅車位及訪客車位不得用作本特別條款第(a)(i)及(a)(iii)款分別訂明之用途以外的任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。
- (b) (i) 承授人應依照建築事務監督規定和批准，從住宅車位及訪客車位中預留和指定若干個車位供傷殘人士停泊(此等預留及指定車位以下簡稱「傷殘人士車位」)。且就本批地條款而言，「傷殘人士」按《道路交通條例》中的定義。
- (ii) 傷殘人士車位不得用作供傷殘人士停泊領有牌照的車輛以外的任何其他用途，其中特別禁止在在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。
- (c) (i) 在該地段內提供令運輸署署長滿意的車位，供根據《道路交通條例》領有牌照的電單車停泊之用，其分配比率為在地段上已建或擬建的任何一座住宅單位大廈每100個住宅單位或不足此數配置一個車位(根據本特別條款(c)(i)款(可根據本特別條款第(29)條予以更改)提供的車位下稱「電單車車位」)。就本特別條款第(c)(i)款而言，用作供單一家庭居住的獨立屋、半獨立屋或排屋不應被視作住宅單位大廈。且運輸署署長對何謂住宅單位大廈、獨立屋、半獨立屋或排屋及該等房屋是否構成或擬用作單一家庭住宅之用之決定將作終論並對承授人具有約束力。且就本批地條款而言，「電單車」按《道路交通條例》中的定義。
- (ii) 電單車車位不得用作本特別條款第(c)(i)款訂明之用途以外的任何其他用途，其中特別禁止在車位存放、陳列或展示車輛作招售等或提供洗車及汽車美容服務。
- (d) (i) 除傷殘人士車位外，每個住宅車位及訪客車位應闊2.5米及長5.0米，最低淨空高度為2.4米。

- (ii) 每個傷殘人士車位的尺寸應以建築事務監督要求及批准為準。
- (iii) 每個電單車車位應闊1.0米及長2.4米，最低淨空高度為2.4米。

21. 上落貨規定

批地文件特別條款第(27)條訂明：

- (a) 該地段內應提供令署長滿意的車位，以供貨車上落貨，分配比率如下：
- (i) 該地段已建或擬建的一座或多座建築物內每800個住宅單位或不足此數配置一個車位，但該地段已建或擬建的每座住宅單位大廈最少須配置一個上落貨車位，此等上落貨車位應毗鄰或位於每座住宅單位大廈內，而就本特別條款而言，任何擬用作單一家庭住所的獨立屋、半獨立屋或排屋均不可視作住宅單位或住宅單位大廈。運輸署署長就何謂獨立屋、半獨立屋或排屋和每座此等房屋是否構成或擬作單一家庭住宅用途所作的決定將作終論並對承授人具有約束力；及
- (ii) 該等設施配置一個車位。
- (b) 根據本特別條款(a)款(可根據本批地文件特別條款第(29)條更改)提供的每個車位尺寸應為3.5米闊及11.0米長，最低淨空高度為4.7米。此等車位除供與該地段已建或擬建的一座或多座建築物相關的貨車上落貨外，不得作任何其他用途。

22. 單車車位

批地文件特別條款第(28)條訂明：

在該地段內提供令運輸署署長滿意的車位，供單車停泊之用，其分配比率為每15個住宅單位或不足此數配置一個車位，而每個住宅單位的總樓面面積須少於70平方米。且就本特別條款而言，「單車」按《道路交通條例》中的定義。就本特別條款而言，用作供單一家庭居住的獨立屋、半獨立屋或排屋不應被視為住宅單位大廈。且運輸署署長對何謂住宅單位大廈、獨立屋、半獨立屋或排屋及該等房屋是否構成或擬用作單一家庭住宅之用之決定將作終論並對承授人具有約束力。根據本特別條件(可根據本特別條件第(29)條予以更改)提供的車位不得用作停放單車以外的任何用途。根據本特別條件(可根據本特別條件第(29)條變更)提供的每個車位的尺寸均須經運輸署署長書面批准。

23. 保養地樁

批地文件特別條款第(39)條訂明：

當在開發或重建該地段或其任何部份時已安裝預應力地樁，承授人須在預應力地樁整個使用期限內自費對其進行定期保養和監察，以達至令署長滿意並在署長不時全權酌情要求時向署長提交上述所有保養和監察工程的報告及資料。如果承授人忽略或未能進行要求的保養和監察工程，署長可立即進行上述保養和監察工程，而承授人須應要求歸還其開支給政府。

24. 建造排水渠及渠道

批地文件特別條款第(42)條訂明：

- (a) 在署長認為必要時，承授人須自費在該地段邊界內或政府土地內建造及保養排水渠及渠道，以便截斷及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，以達至令署長滿意。承授人須對上述暴雨或雨水造成的任何損壞或滋擾所直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序自行負責並向政府作出彌償，並且保持令其獲得彌償。
- (b) 將任何排水渠和污水渠由該地段連接至政府的雨水渠、排水渠及污水渠(如已鋪設及試用)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承授人負責。承授人須應要求向政府支付上述連接工程的費用。該等連接工程亦可以由承授人自費進行以達至令署長滿意。在此情況下，上述連接工程的任何一段若在政府土地內進行，必須由承授人自費保養，且承授人須應要求移交給政府，由政府自費負責今後的保養。承授人須應要求向政府支付有關上述連接工程的技術審查費用。若承授人未能保養上述連接工程中在政府土地內建造的任何一段，署長可進行其認為必要的保養工程，承授人須應要求向政府支付上述工程的費用。

25. 食水供應自動讀錶

批地文件特別條款第(48)條訂明：

- (a) 承授人須在2029年3月31日或署長批准的其他日期或之前，自費以水務監督在各方面滿意的方式，依照本特別條款(b)款所載經批准的自動讀錶外站建議書和《水務設施條例》，在該地段或其任何部分或該處已建或擬建的任何一座或多座建築物上提供和安裝一所或若干食水供應自動讀錶外站，連同水務監督全權酌情規定的其他設施及相關設備(上述一所或若干食水供應自動讀錶外站連同其他設施及相關設備以下統稱「自動讀錶外站」)。
- (b) 承授人須自費向水務監督提交或達致他人向水務監督提交關於提供和安裝自動讀錶外站的書面建議(以下簡稱「自動讀錶外站建議書」)供水務監督審核，以達至在各方面令水務監督滿意，列明水務監督全權酌情指定的資料及詳情等，其中包括但不限於：
 - (i) 顯示自動讀錶外站位置的布局圖；
 - (ii) 自動讀錶外站建設工程的設計、布局和設備資料；及
 - (iii) 現已或將會指定供裝設自動讀錶外站和相關便利檢查及維修的地方或範圍詳情。
- (c) 承授人必須待至水務監督根據本特別條款(b)款以書面批准自動讀錶外站建議書，方可在該地段展開工程提供或安裝自動讀錶外站。依照本特別條款(b)款批准的自動讀錶外站建議書安裝的自動讀錶外站以下簡稱「經批准的自動讀錶外站」。
- (d) 承授人須自費以水務監督在各方面滿意的方式運作、維修和修理經批准的自動讀錶外站，以保持其修繕妥當及運作良好，直至經批准的自動讀錶外站依照本特別條款(g)款規定移交水務監督為止。
- (e) 裝設經批准的自動讀錶外站和相關便利檢查及維修的地方或範圍之上、跨越該處、上方、之下、下方或內部，不可興建或放置任何可能妨礙或干擾檢驗、檢查、運作、維修、修理、更新、拆卸、拆除、更換和重置經批准的自動讀錶外站的任何性質構築物、物件或物料。如水務監督認為(其意見將作終論並對承授人具有約束力)裝設經批准的自動讀錶外站和相關便利檢查及維修的地方或範圍之上、跨越該處、上方、之下、下方或內部有任何可能妨礙或干擾檢驗、檢查、運作、維修、修理、更新、拆卸、拆除、更換和重置經批准的自動讀錶外站的構築物、物件或物料，水務監督有權向承授人發出書面通知，要求承授人在通知列明的期限內，自費以水務監督在各方面滿意的方式拆卸或拆除此等構築物、物件或物料，並且還原裝設經批准的自動讀錶外站和相關便利檢查及維修的地方或範圍。
- (f) 如承授人不履行本特別條款(a)、(d)或(e)款訂明的責任，水務監督可執行必要的工程，費用由承授人支付。承授人須在水務監督要求時支付相等於工程費用的款項，金額由水務監督釐定，其決定將作終論並對承授人具有約束力。
- (g) 承授人應在接獲水務監督的書面要求後，在水務監督指定的日期將上述規定提供的經批准的自動讀錶外站或當中任何一項交付水務監督，而於任何情況下，經批准的自動讀錶外站或當中任何一項於署長發信表示本批地文件已在其滿意下獲得遵守的日期當作已交還水務監督。
- (h) 於本批地文件協定批授的整個年期內，承授人時刻均須准許水務監督、其人員、承辦商、代理人及彼等的工人和任何獲水務監督授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受限制地免費出入、來回及通過該地段或其任何部分以及該地段任何已建或擬建的一座或多座建築物，以便：
 - (i) 檢驗、檢查和監督承授人遵照本特別條款(a)、(d)及(e)款所須執行的任何工程；
 - (ii) 執行本特別條款(f)款訂明的任何工程；及
 - (iii) 在經批准的自動讀錶外站或當中任何一項或水務監督視為必要的任何其他工程按照本特別條款(g)款交付水務監督後，查驗、檢查、運作、維修、修理、更新、拆卸、拆除、更換和重置經批准的自動讀錶外站。
- (i) 政府毋須因承授人履行或不履行本特別條款(a)、(d)及(e)款的任何責任或政府、水務監督、其人員、承辦商、代理及工人和水務監督授權的任何人行使本特別條款(f)及(h)款的權利或其他原

因而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且承授人不能就任何該等損失、損害、滋擾或干擾向政府提出索償。

- (j) 承授人須就履行或不履行本特別條款(a)、(d)及(e)款的任何責任或政府、水務監督、其人員、承辦商、代理及工人和水務監督授權的任何人行使本特別條款(f)及(h)款的權利或其他原因而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並且保持令其獲得彌償。

F. 對買方造成負擔的租用條件

26. 就現有建築物及構築物向政府作出彌償

批地文件特別條款第(2)條訂明：

承授人確認截至本協議日期，原有地段上存在若干建築物及構築物，並承諾自費將該等建築物及構築物從原有地段上拆卸及清除，且在各方面令署長滿意。政府毋須就該等建築物及構築物的存在，或該等建築物及構築物其後被拆卸或清除而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任。而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。承授人須就該等建築物及構築物的存在或其後被拆卸或清除而引致或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，向政府作出彌償並保持令其獲得彌償。

27. 保育樹木

批地文件特別條款第(11)條訂明：

如事前未獲署長事先書面同意，不可移除或干預任何現於該地段或毗連土地生長的樹木。署長在給予同意時可附加其視為恰當的移植、補償園景或再植條件。

28. 建築物後移及間距規定

批地文件特別條款第(14)條訂明：

除本批地條款另有規定外，在發展或重建(本詞僅指按本批地文件一般條件第(6)條所指的重建)該地段或其任何部分時：

- (a) (i) 除屋宇署署長(以下簡稱「屋宇署署長」)另有同意外，承授人須自費向屋宇署署長提交建議書，展示該地段地面或以上已建或擬建的所有建築物、構築物、建築物支撐物及任何突出物的配置及布局，以提供與地段邊界的後移距離。該等建議書須在各方面符合屋宇署署長的要求，並須包括後移範圍的鋪設及園景方案，以及屋宇署署長全權酌情要求的其他相關資料。經屋宇署署長批准的上述建議書以下簡稱「經批准的建築物後移建議書」。該地段上已建或擬建的任何建築物、構築物、建築物支撐物及突出物均須在各方面符合經批准的建築物後移建議書。就本(a)(i)款而言，屋宇署署長對何謂該地段地面水平及是否符合經批准的建築物後移建議書的決定將作終論並對承授人具有約束力。
- (ii) 未經屋宇署署長事先書面批准，不得對經批准的建築物後移建議書作出任何修訂、更改、改動、修正或替代。如獲批准，須按屋宇署署長全權酌情決定的條款及條件進行。
- (b) (i) 除屋宇署署長另有同意外，承授人須自費向屋宇署署長提交建議書，展示該地段上已建或擬建的所有建築物或建築群的配置及布局，包括但不限於連續投影立面長度、建築物或建築群組之間的間距及通透度。該等建議書須在各方面符合屋宇署署長的建築物間距要求，並須包括屋宇署署長全權酌情要求的其他相關資料。
- (ii) 根據本特別條款(b)(i)款提交並獲屋宇署署長批准的建議書以下簡稱「經批准的建築物間距建議書」。該地段上已建或擬建的任何建築物或建築群均須在各方面符合經批准的建築物間距建議書。就本(b)(ii)款而言，屋宇署署長對是否符合經批准的建築物間距建議書的決定將作終論並對承授人具有約束力。
- (iii) 未經屋宇署署長事先書面批准，不得對經批准的建築物間距建議書作出任何修訂、更改、改動、修正或替代。如獲批准，須按屋宇署署長全權酌情決定的條款及條件進行。

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29. 售樓處及示範單位之設置

批地文件特別條款第(15)條訂明：

縱使特別條款第(10)條所訂之用途限制及特別條款第(13)(c)條所容許之最高總樓面面積有所規定，承授人仍可使用按本批地條款在該地段上已建或擬建的建築物部分空間及在該地段部分範圍內搭建獨立臨時構築物作為售樓處、示範單位及相關推廣活動之用，以便銷售按本批地條款在該地段上已建或擬建的建築物或其任何部分，惟該等售樓處、示範單位及相關推廣活動之規模及運作期限須事先獲署長書面批准。

30. 轉讓「住宅車位」及「住宅電單車位」的限制

批地文件特別條款第(32)條訂明：

- (a) 在本批地條款協定批授的整個年期內，無論在履行本批地條款達至在各方面令署長滿意的之前或之後，住宅車位及電單車車位亦不得轉讓，除非：
 - (i) 連同賦予專有權使用和佔用該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數一併轉讓；或
 - (ii) 承讓人現時已擁有專有權使用和佔用該地段已建或擬建的一座或多座建築物內一個或多個住宅單位的不分割份數；

但於任何情況下，該地段已建或擬建的一座或多座建築物內任何一個住宅單位的住戶概不可承讓合共多於三個住宅車位及電單車車位。

- (b) 儘管有本特別條款(a)款的規定，承授人仍可在事前獲得署長書面同意下以整體方式轉讓所有住宅車位及電單車車位，但承讓方必須為承授人的全資附屬公司。
- (c) 本特別條款(a)款概不適用於以整體方式轉讓該地段。
- (d) 為免存疑，本特別條款(a)及(b)款概不適用於傷殘人士車位。

31. 削坡限制

批地文件特別條款第(36)條訂明：

承授人不得在未獲署長事先書面批准下，對毗鄰或接壤該地段的任何政府土地進行削坡、移除或後移工程，亦不得在政府土地上進行任何填積、堆填或斜坡處理工程。署長可全權酌情決定是否給予批准，並可附加其認為合適的條款及條件，包括要求承授人按署長釐定的補價，將額外政府土地作為該地段的擴展部分。

32. 削去土地

批地文件特別條款第(37)條訂明：

- (a) 如果任何土地需要或已經被削去、清除或退讓或堆積或堆填或進行任何類型的斜坡處理工程，不論有否經署長事先書面同意，亦不論是在該地段內或任何政府土地內，旨在或關聯於構建、平整或開發該地段或其任何部份或承授人按本批地條款需要進行的任何其他工程，或作任何其他用途，承授人須自費進行和建設該等斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或今後成為必要的其他工程，以便保護和承托該地段和任何毗鄰或毗連政府土地或已出租土地內的土地，以及避免和防止其後發生的任何塌方、山泥傾瀉或地陷。承授人須於批地文件約定的批租年期內所有時候自費保養該土地、斜坡處理工程、護土牆或其他承托物、保護物、排水或輔助工程或其他工程處於修葺良好堅固和狀況良好的狀態，以達至令署長滿意。
- (b) 本特別條款(a)款的任何規定，不得影響政府在本批地條款下的權利，尤其是本批地文件特別條款第(36)條下的權利。
- (c) 倘若因為任何構建、平整、開發或承授人進行其他工程或任何其他原因而在任何時候引起塌方、山泥傾瀉或地陷，不論發生在或來自該地段任何土地或任何毗鄰或毗連政府土地或已出租土地，承授人須自費進行修復原狀，以達至令署長滿意並對上述塌方、山泥傾瀉或地陷所直接

或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序對政府作出彌償。

- (d) 除了對違反本批地條款的任何其他權利或補償外，署長有權發出書面通知要求承授人進行、建造及保養該土地、斜坡處理工程、護土牆或其他承托物、保護物及排水或輔助工程或其他工程或恢復與彌補任何塌方、山泥傾瀉或地陷。如果承授人忽略或未能在該通知指定的時期內遵從該通知的要求以達至令署長滿意，署長可立即執行及進行任何必要工程。承授人須應要求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。

33. 不得使用碎石設備

批地文件特別條款第(38)條訂明：

未經署長的事先書面批准，不得在該地段使用碎石設備。

34. 廢石方或瓦礫

批地文件特別條款第(40)條訂明：

- (a) 倘若來自該地段或受該地段任何發展項目影響的其他地方的泥土、廢石方、瓦礫、建築廢料或建築材料(下稱「廢物」)被侵蝕、沖刷或傾倒到公共小巷或道路或排入道路暗渠、前灘或海床、污水渠、雨水渠、排水渠、明渠或其他政府物業(下稱「政府的物業」)，承授人須自費清理該等廢物並為對政府的物業所造成的任何損壞作出彌補。承授人須對上述的侵蝕、沖刷或傾倒而造成私人物業的任何損壞或滋擾所直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序對政府作出彌償。
- (b) 儘管本特別條款(a)款有所規定，署長可以(但無責任)應承授人的要求在政府的物業清理廢物並對政府的物業所造成的任何損壞作出彌補，而承授人須應要求向政府支付有關的費用。

35. 對服務造成損壞

批地文件特別條款第(41)條訂明：

承授人須於所有時候，特別是在進行任何建築、保養、翻新或維修工程(以下統稱「工程」)期間，採取或促使他人採取一切適當及充分的小心、技巧及預防措施，避免對該地段或其任何部份或綠色區域、綠色間黃斜線區域或其任何部份之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置(以下統稱「服務」)造成任何損壞。承授人須在進行任何工程之前進行或促使他人進行適當的勘測及必要的了解，確定服務的現況及程度，並提交處理任何可能被工程影響的服務各方面的建議書給署長，供其審批和必須在取得署長對工程及上述建議書作出的書面批准後，才能進行該等工程並自費履行署長在審批時對服務作出的任何要求，包括承擔進行任何必要的改道、重鋪或修復的費用。承授人須自費維修、彌補及恢復原狀任何因工程對該地段或其任何部份或綠色區域、綠色間黃斜線區域或其任何部份任何服務以任何方式引起的任何損壞、干擾或阻礙(除非署長另作選擇，明渠、污水渠、雨水渠或總水管須由署長負責修復外，而承授人須應要求向政府支付該等工程的費用)，以達至各方面令署長滿意。如果承授人未能對該地段或其任何部份或綠色區域、綠色間黃斜線區域或其任何部份或任何服務進行該等必要的改道、重鋪、維修、彌補及恢復原狀工程，以達至令署長滿意，署長可進行其認為必要的上述改道、重鋪、維修、恢復原狀或彌補工程，而承授人須應要求向政府支付該等工程的費用。

36. 同意使用臨時食水總水管作沖廁之用

批地文件特別條款第(43)條訂明：

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

37. 渠務專用範圍

批地文件特別條款第(44)條訂明：

- (a) (i) 除特別條款第(45)(a)條界定的現有雨水渠或其任何部分外，不得在附錄於本批地文件的圖則I中以粉紅色加黑點區域及粉紅色間紅斜線加黑點區域標示的渠務專用範圍(該粉紅色間

紅斜線加黑點區域以下簡稱「粉紅色間紅斜線加黑點區域」，而該等渠務專用範圍以下統稱「渠務專用範圍」) 之上、上方、之下、下方或範圍內，建造或放置任何建築物、構築物、建築物支撐物或地基、突出物或其任何部分。

- (ii) 縱有本特別條款(a)(i)款規定，經署長事先書面同意並按其附加條款下，承授人可在渠務專用範圍內建造或容許建造：

(I) 界線圍牆或圍欄或兩者；

(II) 園景設施及相關配套；

(III) 小型構築物；及

(IV) 緊急車輛通道

(以下統稱「獲准構築物」)，惟若署長要求，承授人須自費於指定期限內(或緊急情況下)並在各方面令署長滿意下，拆卸或清除獲准構築物或其任何部分，並將渠務專用範圍或其任何部分還原。如承授人未能在指定期限或緊急情況下履行，署長可進行必要工程，承授人須應要求支付工程費用。就本(a)(ii)款而言，署長對何謂小型構築物的決定將作終論並對承授人具有約束力。

- (b) 渠務專用範圍內的種植僅限淺根系植物及灌木。沙井蓋 1.5 米半徑範圍內僅可種植草皮或類似矮生植物。

- (c) 政府、署長及其人員、承判商、代理人、工人和任何獲署長授權的人士(無論攜帶工具與否)，為鋪設、檢查、修復、保養、更換及更新任何橫跨、貫穿或位於渠務專用範圍下的排水渠、污水渠、渠道、渠務設施及所有其他服務(以下統稱「公用設施」)，可隨時有權自由及不受限制地免費出入、來回及通過該地段或其任何部分。渠務專用範圍內不得放置可能妨礙進出或對公用設施造成過度負荷的物件或物料，亦不得停放車輛(可隨時駛離者除外)。署長對車輛是否可隨時駛離的決定將作終論並對承授人具有約束力。若署長認為(其意見將作終論並對承授人具有約束力)範圍內物件可能妨礙進出或造成過度負荷，可書面通知承授人自費拆卸清除並還原範圍。承授人未能在期限或緊急情況下遵從時，署長可進行必要工程，費用由承授人承擔。

- (d) 除根據本特別條款(a)(ii)及(c)款行使權利所挖溝渠的還原工程外，政府毋須就政府、署長或其人員等行使本特別條款(a)(ii)及(c)款權利而直接或間接產生或相關或附帶引起引致的任何損失、損害、滋擾或干擾承擔責任。承授人不得就此提出索償。

- (e) 承授人須就政府、署長或其人員等行使本特別條款(a)(ii)及(c)款權利而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，向政府作出彌償，並保持令其獲得彌償。

38. 監督費及經費

批地文件特別條款第(50)條訂明：

凡本批地條款有以下規定：

- (a) 政府或其獲授權的人員須或可以在該地段或其中任何部分或該地段之外進行任何工程(不論是代表買方或倘若買方未能進行該等工程或其他原因)，費用須由承授人承擔，或承授人須應要求向政府或其獲授權的人員支付或償還上述工程的費用，上述費用須包括政府或其獲授權的人員可釐定的監督費及經費；或
- (b) 如必須取得政府或其獲授權的人員的預先批准或同意，他們可以對該等批准或同意施加他們認為合適的條款及條件，或有全權酌情權拒絕給予批准或同意。

39. 不得放置墳墓或骨灰龕

批地文件特別條款第(52)條訂明：

不得在該地段建造或製作任何墳墓或骨灰龕，也不得在該地段用陶製瓶、骨灰甕或其他形式埋葬或存放任何人類遺骸或動物遺骸。

註：

詳情請參閱批地文件。批地文件全文可在售樓處的開放時間內按要求供免費閱覽，並可在支付必要的影印費用後索取其副本。



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

1. Description

- (a) The Green Areas as referred to in Special Condition No.(5)(a)(i)(I) of the Land Grant;
- (b) The Green Areas Structures as referred to in Special Condition No.(5)(a)(i)(II) of the Land Grant;
- (c) The Green Hatched Yellow Area as referred to in Special Condition No.(5)(a)(iv)(I) of the Land Grant;
- (d) The Green Hatched Yellow Area Structures as referred to in Special Condition No.(5)(a)(iv)(II) of the Land Grant;
- (e) The Diversion Works, Diverted Stormwater Drains as referred to in Special Condition No.(45)(c)(i) of the Land Grant;
- (f) The New Drainage Reserve Area as referred to in Special Condition No.(45)(c)(iii) of the Land Grant;
- (g) The Existing Highway Structure as referred to in Special Condition No.(46)(a)(i) of the Land Grant;
- (h) The Temporary Access as referred to in Special Condition No.(47)(a)(i) of the Land Grant;
- (i) The Access Road as referred to in Special Condition No.(47)(b) of the Land Grant;

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

Remarks:

- i. According to Special Condition (47)(a)(ii) of the Land Grant, the scope of the person permitted to use the Temporary Access is: the Government, its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP in D.D.103 ("Lot No. 265 S.B. RP") and their respective bona fide guests and visitors with or without tools, equipment, plant and machinery. For details, please refer to the Land Grant.
- ii. According to Special Condition (47)(c)(i) of the Land Grant, the scope of the person permitted to use the Access Road is: the Government, its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP and their respective bona fide guests and visitors with or without tools, equipment, plant and machinery. For details, please refer to the Land Grant.

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

3. Description

- (a) The Green Areas;
- (b) The Green Areas Structures;
- (c) The Green Hatched Yellow Area;
- (d) The Green Hatched Yellow Area Structures;
- (e) The Diverted Stormwater Drains;
- (f) The New Drainage Reserve Area;
- (g) The Existing Highway Structure;
- (h) The Temporary Access;
- (i) The Access Road;

4. The general public has the right to use the facilities in accordance with the Land Grant.

Remarks:

- i. According to Special Condition (47)(a)(ii) of the Land Grant, the scope of the person permitted to use the Temporary Access is: the Government, its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP and their respective bona fide guests and visitors with or without tools, equipment, plant and machinery. For details, please refer to the Land Grant.
- ii. According to Special Condition (47)(c)(i) of the Land Grant, the scope of the person permitted to use the Access Road is: the Government, its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP and their respective bona fide guests and visitors with or without tools, equipment, plant and machinery. For details, please refer to the Land Grant.
- 5. The facilities are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Development.
- 6. The owners of the residential properties in the Development are required to meet a proportion of the expense of managing, operating or maintaining the facilities through the management expenses apportioned to the residential properties concerned.

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

7. 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)

8. Not Applicable.

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

9. Please refer to the plan at the end of this section.

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

10. Formation of the Green Areas and the Green Hatched Yellow Area

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

(a) The Grantee shall:

- (i) on or before the 31st day of March, 2029 or such other date as may be approved by the Director, at the Grantee's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form those portions of future public roads shown coloured green on PLAN I annexed hereto (hereinafter referred to as "the Green Areas"); and
 - (II) provide and construct within the Green Areas such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "the Green Areas Structures"), so that building, vehicular and pedestrian traffic may be carried on the Green Areas;
- (ii) on or before the 31st day of March, 2029 or such other date as may be approved by the Director, at the Grantee's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Areas and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and

plant as the Director at his sole discretion may require;

- (iii) maintain at the Grantee's own expense the Green Areas together with the Green Areas Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Areas has been re-delivered to the Government in accordance with Special Condition No. (6) hereof;
- (iv) on or before the 10th day of August, 2026 or such other date as may be approved by the Director, at the Grantee's own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:
 - (I) lay and form those portions of future public roads shown coloured green hatched yellow on PLAN I annexed hereto (hereinafter referred to as "the Green Hatched Yellow Area"); and
 - (II) provide and construct within the Green Hatched Yellow Area such bridges, tunnels, overpasses, underpasses, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as "the Green Hatched Yellow Area Structures")

so that building, vehicular and pedestrian traffic may be carried on the Green Hatched Yellow Area;

- (v) on or before the 10th day of August, 2026 or such other date as may be approved by the Director, at the Grantee's own expense and to the satisfaction of the Director, surface, kerb and channel the Green Hatched Yellow Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant as the Director at his sole discretion may require; and
- (vi) maintain at the Grantee's own expense the Green Hatched Yellow Area together with the Green Hatched Yellow Area Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants with pipes connected to water mains, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the Green Hatched Yellow Area has been re-delivered in accordance with Special Condition No. (6) hereof.
- (b) In the event of the non-fulfilment of any of the Grantee's obligations under sub-clause (a) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.
- (c) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clause (a) of this Special Condition or the exercise by the Government of the rights conferred under sub-clause (b) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (d) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under subclause (a) of this Special Condition or the exercise by the Government of the rights conferred under sub-clause (b) of this Special Condition.

11. Possession of the Green Areas and the Green Hatched Yellow Area

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

For the purpose only of carrying out the works specified in Special Condition No. (5)(a) hereof, the Diversion Works referred to in Special Condition No. (45)(c) hereof and the maintenance works of the Diverted Stormwater Drains referred to in Special Condition No. (45)(d) hereof, the Grantee shall on the date of this Agreement be granted possession of the Green Areas and the Green Hatched Yellow Area. The Green Areas, the Green Hatched Yellow Area or any part or parts thereof shall be re-delivered to the Government on demand and in any event shall be deemed to have been re-delivered to the Government by the Grantee on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction. The Grantee shall at all reasonable times while he is in possession of the Green Areas and the Green Hatched Yellow Area or any part or parts thereof allow free access over and along the Green Areas and the Green Hatched Yellow Area or any part or parts thereof for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (5)(a) hereof, the Diversion Works referred to in Special Condition No. (45)(c) hereof and the maintenance works of the Diverted Stormwater Drains referred to in Special Condition No. (45)(d) hereof or otherwise.

12. Restriction on use of the Green Areas and the Green Hatched Yellow Area

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

The Grantee shall not without the prior written consent of the Director use the Green Areas and the Green Hatched Yellow Area or any part or parts thereof for the purpose of storage or for the erection of any temporary structure or for any purposes other than the carrying out of the works specified in Special Condition No. (5)(a) hereof, the Diversion Works referred to in Special Condition No. (45)(c) hereof and the maintenance works of the Diverted Stormwater Drains referred to in Special Condition No. (45)(d) hereof.

13. Access to the Green Area and the Green Hatched Yellow Area

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

- (a) The Grantee shall at all reasonable times while he is in the possession of the Green Areas and the Green Hatched Yellow Area or any part or parts thereof:
 - (i) permit the Government, the Director and his officers, contractors, agents, 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 free of charge to, from and through the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (5)(a) hereof and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (5)(b) hereof and any other works or other purpose which the Director may consider necessary in the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them;
 - (ii) permit the Government and the relevant public utility companies authorized by the Government with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas and the Green Hatched Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the lot or any adjoining or neighbouring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas and the Green Hatched Yellow Area;
 - (iii) permit the officers of the Water Authority and any other persons authorized by them with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted



ingress, egress and regress free of charge to, from and through the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any waterworks installations within the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them. For the purpose of these Conditions, “Water Authority” shall be as defined in the Waterworks Ordinance, any regulations made thereunder and any amending legislation (hereinafter referred to as “the Waterworks Ordinance”); and

- (iv) permit the Director of Highways, his officers, contractors, agents, workmen and any other persons authorized by the Director of Highways with or without tools, equipment, plant, machinery or motor vehicles the right of free and unrestricted ingress, egress and regress free of charge to, from and through the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them as the Director of Highways may require for the purpose of carrying out any works including but not limited to the pedestrian crossing works within the Green Hatched Yellow Area.
- (b) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under sub-clause (a) of this Special Condition or the exercise by the Government, the Director, the Director of Highways and their officers, contractors, agents, workmen, the officers of the Water Authority or the relevant public utility companies or any other persons authorized under sub-clause (a) of this Special Condition of the rights conferred thereunder, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (c) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under subclause (a) of this Special Condition or the exercise by the Government, the Director, the Director of Highways and their officers, contractors, agents, workmen, the officers of the Water Authority or the relevant public utility companies or any other persons authorized under sub-clause (a) of this Special Condition of the rights conferred thereunder.

14. Diversion Works, Diverted Stormwater Drains and New Drainage Reserve Area

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

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

storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the lot, the Green Areas, the Green Hatched Yellow Area or any part or parts of any of them or of any of the Services to the satisfaction of the Director, the Director may carry out any such diversion, relaying, repairing, making good or reinstatement as he considers necessary and the Grantee shall pay to the Government on demand the cost of such works.

Special Condition No.(45) of the Land Grant stipulates that:-

- (a) (i) The Grantee hereby acknowledges that as at the date of this Agreement, there are in existence some stormwater drains within, adjoining or adjacent to the lot, the Green Areas and the Green Hatched Yellow Area at the approximate locations and along the alignments as shown for identification purpose only by blue lines and marked “EXISTING STORMWATER DRAINS” on PLAN I annexed hereto (hereinafter referred to as “the Existing Stormwater Drains”).
- (ii) Without prejudice to the generality of the provisions of General Condition No. 2 hereof, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot, the Green Areas and the Green Hatched Yellow Area as existing at the date of this Agreement subject to the presence and use of the Existing Storm water Drains and no objection or claim of whatsoever nature shall be made or raised by the Grantee in respect of or on account of the same.
- (b) (i) Except as provided in sub-clause (c) of this Special Condition, the Grantee shall not interfere with, obstruct, remove or relocate or permit or suffer to be interfered with, obstructed, removed or relocated the Existing Stormwater Drains or any part or parts thereof unless and until the Diverted Stormwater Drains (as defined in sub-clause (c)(i) of this Special Condition) have been put into operation in all respects to the satisfaction of the Director.
- (ii) Without prejudice to the provisions of Special Condition No. (41) hereof, prior to the commencement of any building works (other than the demolition and removal works referred to in Special Condition No. (2) hereof) on the lot, the Green Areas and the Green Hatched Yellow Area, the Grantee shall consult the Director so as to ensure that any such building works shall not interfere with, damage, disturb or obstruct the Existing Stormwater Drains (as to which the decision of the Director shall be conclusive) and if so required by the Director, the Grantee shall, at his own expense and in all respects to the satisfaction of the Director, take such precautions as may be required by the Director to ensure that the building works of the Grantee shall not cause any interference with, or damage, disturbance or obstruction to the Existing Stormwater Drains or any part or parts thereof.
- (c) (i) Subject to sub-clause (c)(ii) of this Special Condition and the prior written approval of the Director who may give the approval on such terms and conditions as he may at his absolute discretion impose including the payment of any premium and administrative fee as he may require, the Grantee may at his own expense and in all respects to the satisfaction of the Director carry out such works to divert the Existing Stormwater Drains or any part or parts thereof to such other location or locations within or outside the lot and the Green Areas and the Green Hatched Yellow Area and at such levels, with such materials and to such standard, specification and design as may be approved by the Director (hereinafter referred to as “the Diversion Works”). The Existing Stormwater Drains that have been diverted by the Grantee with the written approval of the Director together with any part or parts of the Existing Stormwater Drains not so diverted (if any) and any drains, catchpits, culverts or manholes with covers and other structures erected or constructed as part of the Diversion Works shall hereinafter collectively be referred to as “the Diverted Stormwater Drains”.
- (ii) Prior to commencement of the Diversion Works, the Grantee shall 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 approval in writing a proposal for the Diversion Works and the New Drainage Reserve Area

(as defined in sub-clause (c)(iii) of this Special Condition). The Grantee shall not carry out the Diversion Works until the Director shall have given his written approval to the proposal.

- (iii) In the event that any portion or portions of the lot falls or fall within a distance of 3.0 metres measured from the external surfaces of the Diverted Stormwater Drains, such portion or portions of the lot being within a distance of 3.0 metres measured from the external surfaces of the Diverted Stormwater Drains shall form a new drainage reserve area (which area as delineated and specified in a letter or letters from the Director to the Grantee are hereinafter referred to as “the New Drainage Reserve Area”) in substitution of the Drainage Reserve Area, and all references to “the Drainage Reserve Area” shall thereafter be construed as references to “the New Drainage Reserve Area” and all provisions in relation to the Existing Stormwater Drains under this Special Condition shall be construed as references to the Diverted Stormwater Drains.
- (iv) In the event that the Diverted Stormwater Drains are located wholly outside the lot without any portion of the lot being within a distance of 3.0 metres measured from the external surfaces of the Diverted Stormwater Drains, the Drainage Reserve Area shall cease to exist and thereupon the rights and obligations of the Grantee under Special Condition No. (44) hereof and this Special Condition shall absolutely cease and determine.
- (v) For the purpose of this Special Condition, the decision of the Director as to what constitutes the external surfaces of the Diverted Stormwater Drains shall be final and binding on the Grantee.
- (vi) In the event that the Diverted Stormwater Drains are located wholly within or partly within the lot, upon completion of the Diversion Works, save and except as provided in sub-clause (d) of this Special Condition, the Grantee shall not in any way demolish, damage, remove, divert, relocate, interfere with or obstruct or permit or suffer to be demolished, damaged, removed, diverted, relocated, interfered with or obstructed the Diverted Stormwater Drains or any part or parts thereof.
- (d) Upon completion of the Diversion Works, the Grantee shall at his own expense maintain the Diverted Stormwater Drains in good and substantial repair and condition and in all respects to the satisfaction of the Director until the Diverted Stormwater Drains have been handed over to the Government in accordance with sub-clause (e) of this Special Condition.
- (e) The Diverted Stormwater Drains shall be handed over by the Grantee to the Government free of cost upon demand by the Government and in any event the Diverted Stormwater Drains shall be deemed to have been handed over to the Government by the Grantee free of cost on the date of a letter from the Director indicating that these Conditions have been complied with to his satisfaction.
- (f) In the event of the non-fulfilment of any of the Grantee’s obligations under sub-clause (d) of this Special Condition, the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and shall be binding upon the Grantee.
- (g) The Grantee shall at all times throughout the term hereby agreed to be granted permit the Government, the Director and his officers, contractors, agents, 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 free of charge to, from and through the lot, the Green Areas and the Green Hatched Yellow Area (prior to their redelivery to the Government in accordance with Special Condition No. (6) hereof) for the purposes of:
 - (i) inspecting, operating, maintaining and repairing the Existing Stormwater Drains;
 - (ii) inspecting and operating the Diverted Stormwater Drains;
 - (iii) inspecting, checking and supervising any works to be carried out in accordance with sub-clauses (c) (i) and (d) of this Special Condition;
 - (iv) carrying out, inspecting, checking and supervising any works in accordance with sub-clause (f) of this Special Condition;

(v) maintaining, repairing, renewing, demolishing, removing and replacing the Diverted Stormwater Drains after the Diverted Stormwater Drains shall have been handed over to the Government in accordance with sub-clause (e) of this Special Condition; and

(vi) any other works which the Director may consider necessary.

- (h) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the presence or use of the Existing Stormwater Drains or the Diverted Stormwater Drains, the fulfilment or nonfulfilment of any of the Grantee’s obligations under sub-clauses (b), (c) and (d) of this Special Condition; the exercise by the Government, the Director or his officers, contractors, agents, workmen or any other persons authorized by the Director of the rights conferred under sub-clauses (f) and (g) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (i) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the presence or use of the Existing Stormwater Drains or the Diverted Stormwater Drains; the fulfilment or non-fulfilment of any of the Grantee’s obligations under sub-clauses (b), (c) and (d) of this Special Condition, the exercise by the Government, the Director, his officers, contractors, agents, workmen or any other persons authorized by the Director of the rights conferred under subclauses (f) and (g) of this Special Condition.

15. Existing Highway Structure

Special Condition No.(46) of the Land Grant stipulates that:-

- (a) (i) The Grantee hereby acknowledges and accepts that as at the date of this Agreement, there is in existence a Noise Barrier No. NB57 adjacent to the lot, the approximate alignment of which for identification purpose only is shown by red lines and marked “NOISE BARRIER No. NB57” on PLAN I annexed hereto (hereinafter referred to as “the Existing Highway Structure”).
- (ii) Without prejudice to the generality of the provisions of General Condition No. 2 hereof, the Grantee shall be deemed to have satisfied himself as to and have accepted the state and condition of the lot, the Green Areas and the Green Hatched Yellow Area as existing on the date of this Agreement subject to the existence and use of the Existing Highway Structure, and no objection or claim whatsoever shall be made or raised by the Grantee in respect of or on account of the same.
- (b) (i) Except with the prior written approval of the Director of Highways, the Grantee shall not alter, demolish or interfere with the Existing Highway Structure or any part or parts thereof.
- (ii) The Grantee shall at his own expense and in all respects to the satisfaction of the Director of Highways take or cause to be taken all proper and adequate care, skills and precautions at all times and particularly when carrying out any works within or adjacent to the lot, the Green Areas and the Green Hatched Yellow Area (including but not limited to the works relating to the Green Areas and the Green Hatched Yellow Area to be carried out in compliance with Special Condition No. (5) hereof) to avoid causing any damage, disturbance, interference or endangerment to the Existing Highway Structure or any part or parts thereof.
- (iii) In the event that any damage, disturbance, interference or endangerment has been made or caused to the Existing Highway Structure by the Grantee or arising from, relating or incidental to any activities carried out on the lot, the Green Areas and the Green Hatched Yellow Area by the Grantee, his officers, agents, workmen and contractors, the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Highways repair and make good such damage and reinstate the Existing Highway Structure or any part or parts thereof as required by the Director of Highways.

- (iv) In the event of the non-fulfilment of any of the Grantee's obligations under sub-clause (b)(iii) of this Special Condition, the Director of Highways may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding on the Grantee.
- (c) (i) Except with the prior written consent of the Director of Highways, no building or structure or support for any building or structure or projection (other than boundary fences as to which type, design and disposition as may be approved by the Director) shall be erected or constructed or placed on, over, under, above, below or within that portion of the lot shown coloured pink hatched red on PLAN I annexed hereto and the Pink Hatched Red Stippled Black Area, both of which being within a distance of 2.0 metres measured from the outer surface of the Existing Highway Structure (hereinafter collectively referred to as "the Highway Structure Maintenance Area").
- (ii) Where in the opinion of the Director of Highways (whose opinion shall be final and binding on the Grantee) there are objects, structures or materials of whatsoever nature (including boundary fences as may be approved by the Director under sub-clause (c)(i) of this Special Condition) within the Highway Structure Maintenance Area which may obstruct the access to the Existing Highway Structure for carrying out the works as stipulated in sub-clause (d) of this Special Condition, the Director of Highways shall be entitled to call upon the Grantee by notice in writing, within such time limit as may be specified by the Director of Highways, at the Grantee's own expense and in all respects to the satisfaction of the Director of Highways, to demolish or remove such objects, structures or materials. If the Grantee shall neglect or fail to comply with such notice within the time limit specified therein, or as required in an emergency, the Director of Highways may carry out such demolition or removal works as the Director of Highways may at his absolute discretion consider necessary and the Grantee shall pay to the Government on demand a sum equal to the cost of such works, such sum to be determined by the Director of Highways whose determination shall be final and binding on the Grantee.
- (d) The Grantee shall at all times permit the Government, the Director of Highways, his officers, contractors, agents, workmen and any other persons authorized by the Director of Highways, free of charge, the rights of temporary occupation of and ingress, egress and regress to, from and through the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them (prior to their re-delivery to the Government in accordance with Special Condition No. (6) hereof) and any building or buildings and structure or structures erected or to be erected thereon, with or without tools, motor vehicles, plants, equipment or machinery for the purposes of inspecting, maintaining, improving, repairing, reinstating, replacing and removing the Existing Highway Structure, inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (b)(iii) and (c)(ii) of this Special Condition, the carrying out, inspecting, checking and supervising of the works under sub-clauses (b)(iv) and (c)(ii) of this Special Condition or any other works or other purpose which the Director of Highways may consider necessary in the lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them.
- (e) Save in respect of the reinstatement of any trench excavated in the exercise of the rights and powers under sub-clauses (b)(iv), (c)(ii) and (d) of this Special Condition (as to which the confirmation of the Director of Highways that the reinstatement has been duly completed shall be conclusive and binding on the Grantee), the Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection of or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition, or the exercise by the Government, the Director of Highways, his officers, contractors, agents, workmen or any other persons authorized by the Director of Highways of the rights conferred under sub-clauses (b)(iv), (c)(ii) and (d) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (f) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities,

claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under this Special Condition or the exercise by the Government, the Director of Highways, his officers, contractors, agents, workmen or any other persons authorized by the Director of Highways of the rights conferred under sub-clauses (b)(iv), (c)(ii) and (d) of this Special Condition.

- (g) For the purpose of this Special Condition, the decision of the Director as to what constitutes the outer surface of the Existing Highway Structure referred to in sub-clause (c)(i) of this Special Condition shall be final and binding on the Grantee.

16. Access and Access Road

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

- (a) Prior to the completion of the construction of the Access Road referred to in sub-clause (b) of this Special Condition, the Grantee shall:
 - (i) at his own expense provide at all times within the lot such temporary access road or roads to such standards, levels, widths, alignment and design as the Director shall require or approve and in all respects to the satisfaction of the Director (hereinafter referred to as "the Temporary Access") so that vehicular and pedestrian traffic may be carried thereon for ingress, egress and regress to and from all that piece or parcel of land now known and registered in the Land Registry as The Remaining Portion of Section B of Lot No. 265 in Demarcation District No. 103 (hereinafter referred to as "Lot No. 265 S.B RP");
 - (ii) permit the Government, its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP and their respective bona fide guests and visitors with or without tools, equipment, plant and machinery to have free and unrestricted access at all times during day and night and without payment of any nature whatsoever for all lawful purposes connected with the proper use and enjoyment of Lot No. 265 S.B RP to pass and repass on foot or by wheelchair or by motor vehicles on, along, over, by and through the Temporary Access; and
 - (iii) at his own expense uphold, maintain and repair the Temporary Access in good and substantial repair and condition in all respects to the satisfaction of the Director.
- (b) The Grantee shall on or before the 31st day of March, 2029 or such other date as may be approved by the Director, at the Grantee's own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall require or approve and in all respects to the satisfaction of the Director lay, form, provide, construct and surface within the lot an access road or roads with a width of not less than 3 metres together with such culverts, pavements, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic aids and other structures as the Director at his sole discretion may require (which access road or roads and structures are hereinafter collectively referred to as "the Access Road") so that vehicular and pedestrian traffic may be carried on the Access Road for ingress, egress and regress to and from Lot No. 265 S.B RP.
- (c) Upon completion of the Access Road in accordance with sub-clause (b) of this Special Condition, the Grantee shall throughout the term hereby agreed to be granted:
 - (i) permit the Government, its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP and their respective bona fide guests and visitors with or without tools, equipment, plant and machinery to have free and unrestricted access at all times during day and night and without payment of any nature whatsoever for all lawful purposes connected with the proper use and enjoyment of Lot No. 265 S.B RP to pass and repass on foot or by wheelchair or by motor vehicles on, along, over, by and through the Access Road; and

- (ii) at his own expense uphold, maintain and repair the Access Road in good and substantial repair and condition in all respects to the satisfaction of the Director.
- (d) Throughout the term hereby agreed to be granted, there is excepted and reserved unto the Government, the lessees, tenants and occupiers of Lot No. 265 S.B RP, and the Grantee covenants to permit them to have, the right of free passage, flow, supply, conveyance and discharge of utility services including but not limited to water, electricity, gas, telephone and telecommunication services (hereinafter collectively referred to as “the said utility services”) to and from Lot No. 265 S.B RP through the Access Road for the proper use and enjoyment of Lot No. 265 S.B RP and for such purposes, the right for the Government, the lessees, tenants and occupiers of Lot No. 265 S.B RP, the public utility companies providing the said utilities services, its or their officers, contractors, agents, workmen or any other persons authorized by it or them with or without tools, equipment, plant and machinery to enter the lot on foot or by motor vehicles at all reasonable times (except in case of emergency) free of charge to lay, install, inspect, maintain, repair, alter, remove, renew and replace the said utility services within the Access Road.
- (e) The Access Road shall be designated as and form part of the Common Areas.
- (f) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under sub-clauses (a) to (d) of this Special Condition or the exercise by the Government, the public utility companies providing the said utility services, its or their officers, contractors, agents, workmen or any other persons authorized by it or them, the lessees, tenants or occupiers for the time being of Lot No. 265 S.B R.P. or their respective bona fide guests and visitors of the rights conferred under sub-clauses (a)(ii), (c)(i) and (d) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (g) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee’s obligations under subclauses (a) to (d) of this Special Condition or the exercise by the Government, the public utility companies providing the said utility services, its or their officers, contractors, agents, workmen or any other persons authorized by it or them, the lessees, tenants or occupiers for the time being of Lot No. 265 S.B RP or their respective bona fide guests and visitors of the rights conferred under sub-clauses (a)(ii), (c)(i) and (d) of this Special Condition.

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

17. Section 2(1) of the Deed of Mutual Covenant and Management Agreement (“DMC”) stipulates that:-

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

“Access Road”

means the access road and structures referred to as “Access Road” in Special Condition No. (47)(b) of the Conditions and forms part of the Development Common Areas and Facilities, which for the purposes of identification only are shown coloured Brown Hatched Black on the plans certified by the Authorized Person and annexed hereto;

“Green Areas”

means the “Green Areas” as defined and referred to in Special Condition No. (5)(a)(i)(I) of the Conditions and shown coloured Green on Plan I annexed to the Conditions;

“Green Areas Structures”

mean the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands in his sole discretion may require referred to and defined as “the Green Areas Structures” under Special Condition No. (5)(a)(i)(II) of the Conditions;

“Green Hatched Yellow Area”

means the “Green Hatched Yellow Area” as defined and referred to in Special Condition No. (5)(a)(iv)(I) of the Conditions and shown coloured green hatched yellow on Plan I annexed to the Conditions;

“Green Hatched Yellow Area Structures”

mean the bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director of Lands in his sole discretion may require referred to and defined as “the Green Hatched Yellow Area Structures” under Special Condition No. (5)(a)(iv)(II) of the Conditions;

“Lot No. 265 S.B RP”

shall have the meaning as defined in Special Condition No. (47)(a)(i) of the Conditions.

18. Clause 15 of the DMC stipulates that:-

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

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

...

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

...

- (xv) the cost of maintaining the Green Areas, the Green Areas Structures, the Green Hatched Yellow Area and the Green Hatched Yellow Area Structures under this Deed and/or pursuant to the Conditions in good repair and condition and to the satisfaction of the Director of Lands until the Green Areas, the Green Areas Structures, the Green Hatched Yellow Area and the Green Hatched Yellow Area Structures have been re-delivered to the Government;

...

19. Clause 37 of the DMC stipulates that:-

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



- ...
- (ac) To have the sole right to represent all the Owners in all matters and dealings with the Government or any statutory body or any utility or other competent authority or any other person whomsoever in any way touching or concerning the Lot and the Development as a whole or the Common Areas and Facilities or the Green Areas, the Green Areas Structures, the Green Hatched Yellow Area and the Green Hatched Yellow Area Structures (until possession of which is re-delivered to the Government) with power to bind all Owners as to any policy adopted or decision reached or action taken in relation to any such dealings;
- ...
- (az) To repair, maintain and upkeep the Green Areas, the Green Areas Structures, the Green Hatched Yellow Area, the Green Hatched Yellow Area Structures and the Outside Drains (until possession of which is re-delivered to the Government) and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plants constructed, installed and provided thereon or therein in good repair and condition and to the satisfaction of the Director of Lands before the Green Areas and the Green Hatched Yellow Area have been re-delivered to the Government;
- ...
- (be) To manage and maintain for and on behalf of the Owners the land, areas, structures, facilities or drains or channels whether within or outside (if required by the Government) the Lot, the construction of which is the liability and/or responsibility of the First Owner and, for the purpose of this sub-clause, such management and maintenance shall include the Green Areas, the Green Areas Structures, the Green Hatched Yellow Area and the Green Hatched Yellow Area Structures;
- ...
20. Paragraph (e) to (g) of Part B of the Second Schedule to the DMC stipulates that:-
- (e) Rights relating to use of the Access Road
- The right of the Government and its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP and their bona fide guests and visitors with or without tools, equipment, plant and machinery to have free and unrestricted access at all times during day and night and without payment of any nature whatsoever for all lawful purposes connected with the proper use and enjoyment of Lot No. 265 S.B RP to pass and repass on foot or by wheelchair or by motor vehicles on, along, over, by and through the Access Road in accordance with Special Condition No. (47)(c)(i) of the Conditions; and
- (f) Right of passage of utilities for Lot No. 265 S.B RP
- The right of the Government, the lessees, tenants and occupiers of Lot No. 265 S.B RP, of free passage, flow, supply, conveyance and discharge of utility services including but not limited to water, electricity, gas, telephone and telecommunication services (hereinafter collectively referred to as "the said utility services") to and from Lot No. 265 S.B RP through the Access Road for the proper use and enjoyment of Lot No. 265 S.B RP and for such purposes, the right for the Government, the lessees, tenants and occupiers of Lot No. 265 S.B RP, the public utility companies providing the said utilities services, its or their officers, contractors, agents, workmen or any other persons authorized by it or them with or without tools, equipment, plant and machinery to enter the Lot on foot or by motor vehicles at all reasonable times (except in case of emergency) free of charge to lay, install, inspect, maintain, repair, alter, remove, renew and replace the said utility services within the Access Road in accordance with Special Condition No. (47)(d) of the Conditions.
- (g) Rights of the Government etc. in respect of the Green Areas and Green Hatched Yellow Area
- At all reasonable times prior to the redelivery or deemed redelivery of possession of the Green Areas and/or the Green Hatched Yellow Area to the Government in accordance with the Conditions,
- (i) the right of the Government, the Director of Lands and his officers, contractors and agents, workmen and any other persons authorized by the Director of Lands with or without tools, equipment, plant, machinery or motor vehicles to have free and unrestricted ingress, egress and regress to, from and through the Lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (5)(a) of the Conditions and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (5)(b) of the Conditions and any other works or other purpose which the Director of Lands may consider necessary in the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them;
- (ii) right of the Government and the relevant public utility companies authorized by the Government with or without tools, equipment, plant, machinery or motor vehicles to have free and unrestricted ingress, egress and regress to, from and through the Lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Green Areas and the Green Hatched Yellow Area or any adjoining land including but not limited to the laying and subsequent maintenance of all pipes, wire, conduits, cable-ducts and other conducting media and ancillary equipment necessary for the provision of telephone, electricity, gas (if any) and other services intended to serve the Lot or any adjoining or neighbouring land or premises, and the Owners shall cooperate fully with the Government and also the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas and the Green Hatched Yellow Area;
- (iii) right of the officers of the Water Authority and such other persons authorized by them with or without tools, equipment, plant, machinery or motor vehicles to have free and unrestricted ingress, egress and regress to, from and through the Lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them as the officers of the Water Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any waterworks installations within the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them; and
- (iv) right of the Director of Highways, his officers, contractors, agents, workmen and any other persons authorized by the Director of Highways with or without tools, equipment, plant, machinery or motor vehicles to have free and unrestricted ingress, egress and regress to, from and through the Lot, the Green Areas and the Green Hatched Yellow Area or any part or parts of any of them as the Director of Highways may require for the purpose of carrying out any works including but not limited to the pedestrian crossing works within the Green Hatched Yellow Area.
21. Paragraph 47 of the Third Schedule to the DMC stipulates that:-
- Maintenance of the Green Areas and the Green Hatched Yellow Area
- The Owners shall at their own expenses in the proportion of the number of Undivided Shares (excluding the Undivided Shares allocated to the Common Areas and Facilities) allotted to their respective Units maintain the Green Areas, the Green Areas Structures, the Green Hatched Yellow Area and the Green Hatched Yellow Area Structures (until possession of which is re-delivered to the Government) and to carry out such works thereon and thereto to the satisfaction of the Director of Lands and in observance and compliance of the Conditions.
22. Paragraph 49 of the Third Schedule to the DMC stipulates that:-
- Maintenance of the Access Road
- The Owners shall at their own expense uphold, maintain and repair the Access Road in good and substantial repair and condition to the satisfaction of the Director of Lands.

A. 根據批地文件規定須興建並提供予政府或公眾使用的設施

1. 描述

- (a) 批地文件特別條款第(5)(a)(i)(I)條所指的綠色區域；
- (b) 批地文件特別條款第(5)(a)(i)(II)條所指的該等綠色區域構築物；
- (c) 批地文件特別條款第(5)(a)(iv)(I)條所指的綠色間黃斜線區域；
- (d) 批地文件特別條款第(5)(a)(iv)(II)條所指的該等綠色間黃斜線區域構築物；
- (e) 批地文件特別條款第(45)(c)(i)條所指的改道工程及已改道雨水渠；
- (f) 批地文件特別條款第(45)(c)(iii)條所指的新渠務專用範圍；
- (g) 批地文件特別條款第(46)(a)(i)條所指的現有道路構築物；
- (h) 批地文件特別條款第(47)(a)(i)條所指的臨時通道；
- (i) 批地文件特別條款第(47)(b)條所指的通道；

2. 公眾有權依據批地文件規定使用所述的設施。

註：

- i. 根據批地文件特別條款第(47)(a)(ii)條，獲准許使用臨時通道的人仕如下：政府、其人員、承建商、代理人、工人及任何獲授權人士，以及丈量約份第103約地段第265號B分段餘段（下稱「地段第265號B分段餘段」）的現時承租人、租戶及佔用人與其各自的真實賓客及訪客（不論是否攜帶工具、設備、機械及機器）。請查閱批地文件以了解詳情。
- ii. 根據批地文件特別條款第(47)(c)(i)條，獲准許使用通道的人仕如下：政府、其人員、承建商、代理人、工人及任何獲授權人士，以及地段第265號B分段餘段的現時承租人、租戶及佔用人與其各自的真實賓客及訪客（不論是否攜帶工具、設備、機械及機器）。請查閱批地文件以了解詳情。

B. 根據批地文件須由發展項目中的住宅物業的擁有人出資管理、營運或維修以作公眾使用的設施

3. 描述

- (a) 綠色區域；
- (b) 該等綠色區域構築物；
- (c) 綠色間黃斜線區域；
- (d) 該等綠色間黃斜線區域構築物；
- (e) 已改道雨水渠；
- (f) 新渠務專用範圍；
- (g) 現有道路構築物；
- (h) 臨時通道；
- (i) 通道；

4. 公眾有權依據批地文件規定使用所述的設施。

註：

- i. 根據批地文件特別條款第(47)(a)(ii)條，獲准許使用臨時通道的人仕如下：政府、其人員、承建商、代理人、工人及任何獲授權人士，以及地段第265號B分段餘段的現時承租人、租戶及佔用人與其各自的真實賓客及訪客（不論是否攜帶工具、設備、機械及機器）。請查閱批地文件以了解詳情。
- ii. 根據批地文件特別條款第(47)(c)(i)條，獲准許使用通道的人仕如下：政府、其人員、承建商、代理人、工人及任何獲授權人士，以及地段第265號B分段餘段的現時承租人、租戶及佔用人與其各自的真實賓客及訪客（不論是否攜帶工具、設備、機械及機器）。請查閱批地文件以了解詳情。

5. 各設施由發展項目住宅物業的業主付費管理、營運或維修。

6. 發展項目住宅物業的業主應透過支付有關住宅物業應佔的管理開支，按比例分擔各設施的管理、營運或維修開支。

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

7. 不適用。

D. 位於的土地（發展項目所在的土地）中為施行《建築物（規劃）條例》（香港法例第123章附屬法例F）第22(1)條而撥供公眾用途的任何部份：

8. 不適用。

E. 顯示上述設施、休憩用地及該土地各部份的圖則

9. 請參閱附於本節最後部分的圖則。

F. 批地文件中關於該等設施、休憩用地及土地中該等部份的條文

10. 構建綠色區域及綠色間黃斜線區域

批地文件特別條款第(5)條訂明：

(a) 承授人須：

- (i) 於2029年3月31日或之前（或署長可能批准的其他日期），自費按署長批准的方式、材料、標準、水平、定線及設計，並達至各方面令署長滿意：

(I) 在附錄於本批地文件的圖則I上以綠色顯示的部份（下稱「綠色區域」）鋪設及興建部份未來公眾道路；及

(II) 在綠色區域提供及建造橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或署長全權酌情規定的其他構築物（以下統稱「該等綠色區域構築物」），

使建築物可座落於綠色區域及讓車輛和行人往來綠色區域；

- (ii) 於2029年3月31日或之前（或署長可能批准的其他日期），承授人須自費在綠色區域鋪路面、鋪路緣及開水道，並按照署長全權酌情規定提供溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至令署長滿意；

- (iii) 承授人須自費保養綠色區域連同該等綠色區域構築物及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至令署長滿意，直至綠色區域已根據本批地文件特別條款第(6)條交還政府管有為止；

- (iv) 於2026年8月10日或之前（或署長可能批准的其他日期），承授人須自費按署長批准的方式、材料、標準、水平、定線及設計，並達至各方面令署長滿意：

(I) 在附錄於本批地文件的圖則I上以綠色間黃斜線顯示的部份（下稱「綠色間黃斜線區域」）鋪設及興建部份未來公眾道路；及

(II) 在綠色間黃斜線區域提供及建造橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或署長全權酌情規定的其他構築物（以下統稱「該等綠色間黃斜線區域構築物」），

使建築物可座落於綠色間黃斜線區域及讓車輛和行人往來綠色間黃斜線區域；

- (v) 於2026年8月10日或之前（或署長可能批准的其他日期），承授人須自費在綠色間黃斜線區域鋪路面、鋪路緣及開水道，並提供署長全權酌情要求的溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至令署長滿意；及



- (vi) 承授人須自費保養綠色間黃斜線區域連同該等綠色間黃斜線區域構築物及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、服務設施、街燈、交通標誌、街道設施、路面標記和植物，以達至令署長滿意，直至綠色間黃斜線區域已根據本批地文件特別條款第(6)條交還政府管有為止。
- (b) 如果承授人不履行其在本特別條款(a)款的責任，政府可進行所需工程，費用一概由承授人承擔，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終及對承授人具有約束力。
- (c) 政府毋須因承授人履行或不履行本特別條款(a)款的任何責任或政府行使本特別條款(b)款的權利或其他原因而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且承授人不能就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (d) 承授人須就履行或不履行本特別條款(a)款的任何責任或政府行使本特別條款(b)款的權利或其他原因而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並且保持令其獲得彌償。

11. 管有綠色區域及綠色間黃斜線區域

批地文件特別條款第(6)條訂明：

僅旨在進行本批地文件特別條款第(5)(a)條指明的工程、本批地文件特別條款第(45)(c)條所指的改道工程及本批地文件特別條款第(45)(d)條所指的已改道雨水渠維修工程，承授人須於本協議的日期獲授予綠色區域及綠色間黃斜線區域的管有權。綠色區域及綠色間黃斜線區域或其任何部份須應要求交還政府，而在任何情況下，承授人須於署長發信表示本批地文件已在其滿意下獲得遵守的日期當作已交還政府。承授人須於其管有綠色區域及綠色間黃斜線區域或其任何部份的所有合理時候，准許所有政府及公共車輛及行人免費前往及經過綠色區域及綠色間黃斜線區域或其任何部份，並確保該通行權不受進行的工程干擾或妨礙，不論是按照本批地文件特別條款第(5)條、本批地文件特別條款第(45)(c)條所指的改道工程、本批地文件特別條款第(45)(d)條所指的已改道雨水渠維修工程或其他規定進行的工程。

12. 綠色區域及綠色間黃斜線區域的使用限制

批地文件特別條款第(7)條訂明：

未經署長事先書面同意，承授人不得將綠色區域及綠色間黃斜線區域或其任何部份用作儲物或興建任何臨時構築物，除進行本批地文件特別條款第(5)(a)條指明的工程、本批地文件特別條款第(45)(c)條所指的改道工程及本批地文件特別條款第(45)(d)條所指的已改道雨水渠維修工程之用途。

13. 進入綠色區域及綠色間黃斜線區域

批地文件特別條款第(8)條訂明：

- (a) 承授人須於其管有綠色區域及綠色間黃斜線區域或其任何部份的所有合理時候：
 - (i) 准許政府、署長及其人員、承判商、代理人、工人和任何獲署長授權的人士（無論攜帶或不攜帶工具、設備、機械、機器或車輛）有權自由及不受限制地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便在綠色區域及綠色間黃斜線區域或其任何部份檢查、檢驗及監督遵照本批地文件特別條款第(5)(a)條進行的任何工程及進行、檢查、檢驗及監督本批地文件特別條款第(5)(b)條規定的工程及署長認為必要的任何其他工程；
 - (ii) 在政府或其授權的相關公用事業公司要求時，准許其（無論攜帶或不攜帶工具、設備、機械、機器或車輛）有權自由及不受限制地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便在綠色區域及綠色間黃斜線區域之中、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及於其後保養所有喉管、電線、導管、電纜管道及其他傳導媒體和附屬設備，以為該地段或任何毗連或毗鄰土地或處所提供電訊、電力、氣體（如有）及其他服務。承授人須就上述擬於綠色區域及綠色間黃斜線區域內進行的工程所有相關事宜與政府及其授權的相關公用事業公司充分合作；

- (iii) 在水務監督的政府人員或獲其正式授權的任何其他人士要求時，准許其（無論攜帶或不攜帶工具、設備、機械、機器或車輛）有權自由及不受限制地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便進行綠色區域及綠色間黃斜線區域或其任何部份內任何水務設施的任何運作、保養、維修、更換、改動或改道工程。且就本批地條款而言，「水務監督」須為《水務設施條例》、根據該條例所訂任何規例及任何修訂法例所界定者（下稱「《水務設施條例》」）。

- (iv) 在路政署署長要求時，准許路政署署長及其人員、承判商、代理人、工人和任何獲署長授權的人士（無論攜帶或不攜帶工具、設備、機械、機器或車輛）有權自由及不受限制地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便進行任何工程，包括但不限於在綠色間黃斜線區域的行人過路處工程；

- (b) 政府毋須因承授人履行或不履行本特別條款(a)款的任何責任或政府、署長、路政署署長及其人員、承判商、代理人、工人、水務監督的政府人員、相關公用事業公司或任何獲授權的人士行使本特別條款(a)款的權利或其他原因而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任，而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。

- (c) 承授人須就履行或不履行本特別條款(a)款的任何責任或政府、署長、路政署署長及其人員、承判商、代理人、工人、水務監督的政府人員、相關公用事業公司或任何獲授權的人士行使本特別條款(a)款的權利或其他原因而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償，並且保持令其獲得彌償。

14. 改道工程、已改道現有雨水渠及新渠務專用範圍

批地文件特別條款第(41)條訂明：

承授人須於所有時候，特別是在進行任何建築、保養、翻新或維修工程（以下統稱「工程」）期間，採取或促使他人採取一切適當及充分的小心、技巧及預防措施，避免對該地段或其任何部份或綠色區域、綠色加黃線區域或其任何部份之上、上面、之下或毗鄰的任何政府擁有或其他的現有排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置（以下統稱「服務」）造成任何損壞。承授人須在進行任何工程之前進行或促使他人進行適當的勘測及必要的了解，確定服務的現況及程度，並提交處理任何可能被工程影響的服務各方面的建議書給署長，供其審批和必須在取得署長對工程及上述建議書作出的書面批准後，才能進行該等工程並自費履行署長在審批時對服務作出的任何要求，包括承擔進行任何必要的改道、重鋪或修復的費用。承授人須自費維修、彌補及恢復原狀任何因工程對該地段或其任何部份或綠色區域、綠色加黃線區域或其任何部份任何服務以任何方式引起的任何損壞、干擾或阻礙（除非署長另作選擇，明渠、污水渠、雨水渠或總水管須由署長負責修復外，而承授人須應要求向政府支付該等工程的費用），以達至各方面令署長滿意。如果承授人未能對該地段或其任何部份或綠色區域、綠色加黃線區域或其任何部份或任何服務進行該等必要的改道、重鋪、維修、彌補及恢復原狀工程，以達至令署長滿意，署長可進行其認為必要的上述改道、重鋪、維修、恢復原狀或彌補工程，而承授人須應要求向政府支付該等工程的費用。

批地文件特別條款第(45)條訂明：

- (a) (i) 承授人茲確認，截至本協議日期，該地段、綠色區域及綠色間黃斜線區域內或其毗鄰處現存在若干雨水渠，其大致位置及走向僅作識別用途，以藍色線標示並在附錄於本批地文件的圖則I中標註為「現有雨水渠」（以下統稱「現有雨水渠」）。
- (ii) 在不影響本批地文件一般條款第2條的一般適用範圍下，承授人須當作滿意和接受該地段、綠色區域及綠色間黃斜線區域於本協議日期的現狀及現況（包括現有雨水渠的存在及使用），且承授人不得就此或因此作出或提出任何性質的反對或索償。
- (b) (i) 除本特別條款(c)款另有規定外，承授人不得干擾、阻塞、移除或遷移，亦不得允許或放任他人干擾、阻塞、移除或遷移現有雨水渠或其任何部分，除非及直至改道雨水渠（定義見本特別條款(c)(i)款）已在各方面達至署長滿意全面投入運作。
- (ii) 在不影響本批地文件特別條款第(41)條的前提下，承授人須於該地段、綠色區域及綠色間黃

斜線區域開展任何建築工程(本批地文件特別條款第(2)條所指的拆卸及清理工程除外)前,諮詢署長以確保該等工程不會干擾、損壞、妨礙或阻塞現有雨水渠(以署長的決定為最終決定)。若署長要求,承授人須自費及在各方面令署長滿意,採取一切必要預防措施,確保其工程不會對現有雨水渠或其任何部分造成干擾、損壞、妨礙或阻塞。

- (c) (i) 在不影響本特別條款(c)(ii)款規定及取得署長事先書面批准(署長可全權酌情附加其認為適當的條款,包括要求支付其指定的補價及行政費用)的前提下,承授人可自費並在各方面令署長滿意下,將現有雨水渠或其任何部分改道至該地段、綠色區域及綠色間黃斜線區域內或外的其他位置,並按署長批准的水平、材料、標準、規格及設計進行(以下統稱「改道工程」)。經承授人按署長書面批准改道的現有雨水渠連同未改道的部分(如有)以及作為改道工程一部分而建造的排水渠、集水井、暗渠、有蓋沙井及其他構築物,以下統稱「已改道雨水渠」。
- (ii) 在展開改道工程前,承授人須自費並在各方面令署長滿意下,向署長提交關於改道工程及新渠務專用範圍(定義見本特別條款(c)(iii)款)的建議書以供其書面批准。承授人須待署長書面批准該建議書後,方可進行改道工程。
- (iii) 如該地段任何部分位於已改道雨水渠外表面量度3.0米範圍內,則該位於已改道雨水渠外表面量度3.0米範圍內的地段部分須劃定為新渠務專用範圍(該範圍由署長致承授人的信函劃定及指定,以下稱「新渠務專用範圍」)以取代原有渠務專用範圍。此後,所有對提述「渠務專用範圍」之提述,均應解釋為「新渠務專用範圍」之提述,而本特別條款中所有關於現有雨水渠的規定,均應解釋為關於已改道雨水渠的規定。
- (iv) 如已改道雨水渠完全位於該地段以外,且該地段沒有任何部分位於已改道雨水渠外表面量度3.0米範圍內,則渠務專用範圍即告終止存在,承授人根據特別條款第(44)條及本特別條款的權利責任亦隨即絕對終止及解除。
- (v) 就本特別條款而言,署長就何謂已改道雨水渠外表面的決定將作終論並對承授人具有約束力。
- (vi) 如已改道雨水渠全部或部分位於該地段內,則在改道工程完成後,除本特別條款(d)款另有規定外,承授人不得以任何方式拆卸、損壞、移除、改道、遷移、干擾或阻塞,亦不得允許或放任他人拆卸、損壞、移除、改道、遷移、干擾或阻塞已改道雨水渠或其任何部分。
- (d) 改道工程完成後,承授人須自費將已改道雨水渠維修保養至良好穩固狀態,並達至各方面令署長滿意,直至已改道雨水渠根據本特別條款(e)款移交政府為止。
- (e) 已改道雨水渠須應政府要求由承授人無償移交予政府,而在任何情況下,已改道雨水渠須於署長發信表示本批地文件已在其滿意下獲得遵守的日期當作已交還政府。
- (f) 如承授人不履行本特別條款(d)款規定的任何責任,政府可進行所需工程,費用一概由承授人承擔,承授人須應要求向政府支付相等於該等費用的金額,該金額由署長決定,其決定將作終論並對承授人具有約束力。
- (g) 在本協議批授的整個年期內,承授人須時刻准許政府、署長及其人員、承判商、代理人、工人和任何獲署長授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)自由及不受限制地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域(根據特別條款第(6)條交還政府前),以便:
 - (i) 檢查、操作、維修及修復現有雨水渠;
 - (ii) 檢查及操作已改道雨水渠;
 - (iii) 檢查、檢驗及監督根據本特別條款(c)(i)及(d)款進行的任何工程;
 - (iv) 進行、檢查、檢驗及監督根據本特別條款(f)款進行的任何工程;
 - (v) 在已改道雨水渠根據本特別條款(e)款移交政府後,對其進行保養、修理、更新、拆卸、移除及更換;及
 - (vi) 署長認為必要的任何其他工程。

- (h) 政府毋須因現有雨水渠或已改道雨水渠的存在或使用、承授人履行或不履行本特別條款(b)、(c)及(d)款的任何責任或政府、署長或其人員、承判商、代理人、工人或任何獲授權人士行使本特別條款(f)及(g)款的權利而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任,而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (i) 承授人須就現有雨水渠或已改道雨水渠的存在或使用、承授人履行或不履行本特別條款(b)、(c)及(d)款的任何責任或政府、署長或其人員、承判商、代理人、工人或任何獲授權人士行使本特別條款(f)及(g)款的權利,而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序政府作出彌償並保持令其獲得彌償。

15. 現有道路構築物

批地文件特別條款第(46)條訂明:

- (a) (i) 承授人茲確認及接受,截至本協議日期,毗鄰該地段存在編號NB57的隔音屏障,其大致走向僅供識別用途,以紅線標示並在附錄於本批地文件的圖則I中標註為「隔音屏障編號NB57」(以下簡稱「現有道路構築物」)。
- (ii) 在不影響本批地文件一般條款第2條的一般適用範圍下,承授人須當作滿意和接受該地段、綠色區域及綠色間黃斜線區域於本協議日期的現狀及現況(包括現有道路構築物的存在及使用),且承授人不得就就此或因此作出或提出任何形式的反對或申索。
- (b) (i) 除非事前獲路政署署長書面批准,承授人不得改動、拆卸或干擾現有道路構築物或其任何部分。
- (ii) 承授人須自費並在各方面令路政署署長滿意下,在所有時間特別是在該地段、綠色區域及綠色間黃斜線區域內或毗鄰處進行任何工程時,包括但不限於根據特別條款第(5)條就綠色區域及綠色間黃斜線區域進行的工程,採取或促使他人採取一切適當及充分的小心、技巧及預防措施,以避免對現有道路構築物或其任何部分造成損壞、妨礙、干擾或危害。
- (iii) 若現有道路構築物因承授人、其人員、代理人、工人或承建商在該地段、綠色區域及綠色間黃斜線區域進行的活動而遭受損壞、妨礙、干擾或危害,承授人須自費並按路政署署長的要求,在各方面令其滿意下進行修復及還原工程。
- (iv) 如承授人不履行本特別條款(b)(iii)款規定的任何責任,路政署署長可進行必要工程,費用由承授人承擔。承授人須應要求向政府支付相等於工程費用的款項,金額由署長釐定,其決定將作終論並對承授人具有約束力。
- (c) (i) 除非事前獲路政署署長事先書面同意,不得在附錄於本批地文件的圖則I以粉紅色間紅斜線標示區域及粉紅色間紅斜線點加黑點區域的該地段(兩者均距現有道路構築物外表面量度2.0米範圍內,以下統稱「道路構築物保養區」)之上、上方、之下、下方或範圍內,建造或放置任何建築物、構築物、建築物支撐物或突出物(路政署署長批准的界線圍欄除外,其類型、設計及布局須獲署長批准)。
- (ii) 如路政署署長認為(其意見將作終論並對承授人具有約束力)道路構築物保養區內存在任何性質的物件、構築物或物料(包括根據本特別條款(c)(i)款獲署長批准的界線圍欄)可能妨礙進出現有道路構築物以進行本特別條款(d)款規定的工程,路政署署長有權以書面通知要求承授人,在署長指定的期限內自費並在各方面令署長滿意下,拆卸或移除此等物件、構築物或物料。如承授人未能在指定期限內遵從通知要求,或在緊急情況下,路政署署長可全權酌情進行必要的拆卸或移除工程,承授人須應要求向政府支付相等於工程費用的款項,金額由路政署署長釐定,其決定將作終論並對承授人具有約束力。
- (d) 承授人須時刻准許政府、路政署署長及其人員、承判商、代理人、工人和任何獲署長授權的人士(無論攜帶或不攜帶工具、車輛、機械、設備或機器),免費臨時佔用及自由出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部分(根據特別條款第(6)條交還政府前)及其上已建或擬建的建築物或構築物,以便檢查、保養、改善、修復、還原、更換及移除現有道路構築物、檢查、檢驗及監督根據本特別條款(b)(iii)及(c)(ii)款進行的工程、進行、檢查、檢驗及監督根據本特別條款(b)(iv)及(c)(ii)款進行的工程或進行路政署署長認為在該地段、綠色區域及



綠色間黃斜線區域或其任何部分必要的其他工程或用途。

- (e) 除根據本特別條款(b)(iv)、(c)(ii)及(d)款行使權利及權力時所挖掘溝渠的還原工程(以路政署署長確認還原工程已妥善完成的證明將作終論並對承授人具有約束力)外,政府毋須就承授人履行或不履行本特別條款規定的任何責任或政府、路政署署長及其人員、承判商、代理人、工人或任何獲授權人士行使本特別條款(b)(iv)、(c)(ii)及(d)款的權利而直接或間接或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔責任,而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (f) 承授人須就履行或不履行本特別條款規定的任何責任或政府、路政署署長及其人員、承判商、代理人、工人或任何獲授權人士行使本特別條款(b)(iv)、(c)(ii)及(d)款的權利而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序向政府作出彌償,並且保持令其獲得彌償。
- (g) 就本特別條款而言,署長對本特別條款(c)(i)款所述現有道路構築物外表面的界定決定為最終及對承授人具有約束力。

16. 臨時通道及通道

批地文件特別條款第(47)條訂明:

- (a) 在完成本特別條款(b)款所述通道的建造工程前,承授人須:
 - (i) 自費在該地段內按署長規定或批准的標準、水平、寬度、定線及設計,並在各方面令署長滿意下,時刻提供臨時通道(以下簡稱「臨時通道」),以供車輛及行人可通過該臨時通道出入、來回及通過現稱為及登記於土地註冊處為「丈量約份第103約地段第265號B分段餘段」之全部土地(以下簡稱「地段第265號B分段餘段」);
 - (ii) 准許政府、其人員、承建商、代理人、工人及任何獲授權人士,以及地段第265號B分段餘段的現時承租人、租戶及佔用人與其各自的真實賓客及訪客(不論是否攜帶工具、設備、機械及機器),為與地段第265號B分段餘段之正當使用及享用相關的所有合法目的,於日間或夜間任何時間免費及不受限制地步行、使用輪椅或駕駛車輛進出、通過及往返臨時通道;及
 - (iii) 自費將臨時通道維持、保養及修繕至良好穩固狀態,並達至各方面令署長滿意。
- (b) 承授人須於2029年3月31日或署長批准的其他日期前,自費按照署長規定或批准的方式、材料、標準、水平、定線及設計,並達至各方面令署長滿意,在該地段內鋪設、提供、建造及鋪築一條或多條寬度不少於3米的通道(以下簡稱「通道」),連同署長全權酌情規定的暗渠、行人路、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通輔助設施及其他構築物,以供車輛及行人出入、來回及通過地段第265號B分段餘段。
- (c) 根據本特別條款(b)款規定完成通道建造後,承授人須在本協議批授的整個年期內:
 - (i) 准許政府、其人員、承建商、代理人、工人及任何獲授權人士,以及地段第265號B分段餘段的現時承租人、租戶及佔用人與其各自的真實賓客及訪客(不論是否攜帶工具、設備、機械及機器),為與地段第265號B分段餘段之正當使用及享用相關的所有合法目的,於日間或夜間任何時間免費及不受限制地步行、使用輪椅或駕駛車輛進出、通過及往返該通道;及
 - (ii) 自費將該通道維持、保養及修繕至良好穩固狀態,並達至各方面令署長滿意。
- (d) 在本協議批授的整個年期內,政府及地段第265號B分段餘段的承租人、租戶及佔用人保留以下權利,且承授人承諾准許其行使該等權利:為地段第265號B分段餘段的正當使用及享用,通過該通道自由傳送、輸送、供應及排放公用設施服務(包括但不限於水、電、煤氣、電話及電訊服務,以下統稱「所述公用設施服務」);以及為此目的,准許政府、地段第265號B分段餘段的承租人、租戶及佔用人、提供所述公用設施服務的公用事業公司及其人員、承建商、代理人、工人或任何獲授權人士(不論是否攜帶工具、設備、機械及機器),於所有合理時間(緊急情況除外)免費步行或駕駛車輛進入該地段,以在該通道內鋪設、安裝、檢查、保養、修理、更改、移除、更新及更換所述公用設施服務。

(e) 該通道須指定為並構成公用地方的一部分。

- (f) 政府毋須就承授人履行或不履行本特別條款(a)至(d)款規定的任何責任,或政府、提供所述公用設施服務的公用事業公司及其人員、承建商、代理人、工人或任何獲授權人士,或地段第265號B分段餘段的現時承租人、租戶或佔用人或其各自的真實賓客及訪客行使本特別條款(a)(ii)、(c)(i)及(d)款的權利,而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任。而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
- (g) 承授人須就承授人履行或不履行本特別條款(a)至(d)款規定的任何責任,或政府、提供所述公用設施服務的公用事業公司及其人員、承建商、代理人、工人或任何獲授權人士,或地段第265號B分段餘段的現時承租人、租戶或佔用人或其各自的真實賓客及訪客行使本特別條款(a)(ii)、(c)(i)及(d)款的權利,而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序,向政府作出彌償,並且保持令其獲得彌償。

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

17. 公契及管理協議(「公契」)第2(1)部份訂明:

於本契約內,除上下文意另有訂明或規定外,以下詞語將具以下釋義:

「通道」

指批地文件特別條款第(47)(b)條所稱謂的「通道」及其構築物,屬發展項目公用地方及設施的一部分,為識別用途,於經認可人士核證並附於本文件的圖則中以啡色間黑斜線顯示;

「綠色區域」

指批地文件特別條款第(5)(a)(i)(I)條所界定及稱謂的「綠色區域」,於批地文件所附圖則I中以綠色顯示;

「綠色區域構築物」

指批地文件特別條款第(5)(a)(i)(II)條所界定及稱謂的「綠色區域構築物」,包括橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或地政總署署長全權酌情要求的其他構築物;

「綠色間黃斜線區域」

指批地文件特別條款第(5)(a)(iv)(I)條所界定及稱謂的「綠色間黃斜線區域」,於批地文件所附圖則I中以綠色間黃斜線顯示;

「綠色間黃斜線區域構築物」

指批地文件特別條款第(5)(a)(iv)(II)條所界定及稱謂的「綠色間黃斜線區域構築物」,包括橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或地政總署署長全權酌情要求的其他構築物;

「地段第265號B分段餘段」

具有批地文件特別條款第(47)(a)(i)條所界定的含義。

18. 公契第15條訂明:

管理人應在諮詢業主委員會(如已成立者)後編製來年的年度預算案,除第一份預算案外,該份預算案涵蓋的期限將由本契約訂立日開始,至緊接的12月31日終結。遵從本契約之條款規定,年度預算案應包括以下二部份:

- (a) 第一部份涵蓋管理人認為(管理人之決定如無重大錯誤將作終論)乃因應全體業主的利益或因應完善管理綠色區域、綠色區域構築物、綠色間黃斜線區域及綠色間黃斜線區域構築物(直至其交還政府管有為止)、發展項目及該處發展項目公用地方與設施而招致的所有開支。茲毋損前文之一般規定,此等開支包括:

- ...
- (iv) 維修該地段內或外根據批地文件規定須維護之區域或排水渠及渠道之費用與開支；
- ...
- (xv) 根據本契約及/或根據批地文件維修綠色區域、綠色區域構築物、綠色間黃斜線區域及綠色間黃斜線區域構築物，使其保持良好修繕及狀況，並達至令地政總署署長滿意，直至綠色區域、綠色區域構築物、綠色間黃斜線區域及綠色間黃斜線區域構築物交還政府管有為止的開支；
- ...

19. 公契第37條訂明：

該地段及發展項目的管理事務將由管理人執行，首屆任期為不超過兩(2)年，期後一直留任至遵照本契約第10條規定終止為止。每名業主現不可撤回地委任管理人為代理人，以根據本契約條款正式賦予的權力處理任何關乎公用地方與設施之事宜及所有其他事宜，並且遵從《建築物管理條例》(香港法例第344章)規定執行及履行本契約之條款。除本契約明確訂立之其他權力外，管理人亦有權鑒於或因應該地段及發展項目和該處的管理事務進行所有必要或恰當行為及事項。在無損前文之一般規定，管理人之權力包括但不限於下列：

- ...
- (ac) 就一切涉及或關於該地段及整個發展項目、或公用地方及設施、或綠色區域、綠色區域構築物、綠色間黃斜線區域及綠色間黃斜線區域構築物(直至其交還政府管有為止)的事宜，擁有專屬代表全體業主與政府、任何法定機構、公用事業機構或其他主管當局或任何其他人士進行交涉的權利，並有權就該等交涉所採取的任何政策、作出的決定或採取的行動，對全體業主具有約束力；
- ...
- (az) 在保養綠色區域、綠色間黃斜線區域及外部排水系統交還政府管有之前，修理、維修及保養綠色區域、綠色區域構築物、綠色間黃斜線區域及綠色間黃斜線區域構築物(直至其交還政府管有為止)及在該區域建造、安裝及提供的所有構築物、路面、溝渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記和植物，使其保持良好修繕及狀況，以達至令地政總署署長滿意；
- ...
- (be) 代表全體業主管理及維護該地段內外(如政府要求)由第一業主負責建造的土地、區域、構築物、設施或排水渠/渠道；就本條款而言，該等管理及維護工作應包括綠色區域、綠色區域構築物、綠色間黃斜線區域及綠色間黃斜線區域構築物。
- ...

20. 公契第二附錄B部份(e)至(g)段訂明：

- (e) 有關通道使用之權利
- 政府、其人員、承建商、代理人、工人及任何獲授權人士，以及地段第265號B分段餘段的現時承租人、租戶及佔用人與其各自的真實賓客及訪客(不論是否攜帶工具、設備、機械及機器)，為與地段第265號B分段餘段之正當使用及享用相關的所有合法目的，有權按照批地文件特別條款第(47)(c)(i)條之規定，於日間或夜間任何時間免費及不受限制地步行、使用輪椅或駕駛車輛進出、經過、通過及往返該通道；及
- (f) 地段第265號B分段餘段公用設施通行權
- 政府及地段第265號B分段餘段的承租人、租戶及佔用人有權為地段第265號B分段餘段的正當使用及享用，通過該通道自由傳送、輸送、供應及排放公用設施服務(包括但不限於水、電、煤氣、電話及電訊服務，以下統稱「所述公用設施服務」)；以及為此目的，政府、地段第265號B分段餘段的承租人、租戶及佔用人、提供所述公用設施服務的公用事業公司及其人員、承建

商、代理人、工人或任何獲授權人士(不論是否攜帶工具、設備、機械及機器)，有權於所有合理時間(緊急情況除外)免費步行或駕駛車輛進入該地段，以按照批地文件特別條款第(47)(d)條之規定，在該通道內鋪設、安裝、檢查、保養、修理、更改、移除、更新及更換所述公用設施服務。

(g) 政府對於綠色區域及綠色間黃斜線區域的權利等

在綠色區域及/或綠色間黃斜線區域的佔管權按照批地文件規定交還或被視為交還政府之前的一切合理時候：

- (i) 政府、地政總署署長及其人員、承判商、代理人、工人和任何獲地政總署署長授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受阻礙地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便在綠色區域及綠色間黃斜線區域或其任何部份檢查、檢驗及監督按照本文特別條款第(5)(a)條進行的任何工程及進行、檢查、檢驗及監督本文特別條款第(5)(b)條規定的工程及地政總署署長認為必要的任何其他工程；
- (ii) 在政府或其授權的相關公用事業公司要求時，其(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受阻礙地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便在綠色區域及綠色間黃斜線區域之中、之上或之下或任何毗連土地進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、導管、電纜管道及其他傳導媒體和附屬設備，以為該地段或任何毗連或毗鄰土地或場所提供電訊、電力、氣體(如有)及其他設服務。業主須就上述擬於綠色區域及綠色間黃斜線區域內進行的工程所有相關事宜與政府及其授權的相關公用事業公司充分合作；
- (iii) 在水務監督的政府人員或獲其授權的任何其他人士要求時，其(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受阻礙地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便進行綠色區域及綠色間黃斜線區域或其任何部份內任何水務設施的任何運作、保養、維修、更換、改動或改道工程；及
- (iv) 在路政署署長要求時，路政署署長及其人員、承判商、代理人、工人和任何獲路政署署長授權的人士(無論攜帶或不攜帶工具、設備、機械、機器或車輛)有權自由及不受阻礙地免費出入、來回及通過該地段、綠色區域及綠色間黃斜線區域或其任何部份，以便進行任何工程，包括但不限於在綠色間黃斜線區域的行人過路處工程。

21. 公契第三附錄第47條訂明：

綠色區域及綠色間黃斜線區域之維修

業主須自費按其單位所獲分配之不可分割業權份數比例(不包括分配予公用地方及設施之份數)，自費維修綠色區域、綠色區域構築物、綠色間黃斜線區域及綠色間黃斜線區域構築物(直至其管有交還政府為止)並進行有關工程，以達至令地政總署署長滿意及遵守及符合批地文件。

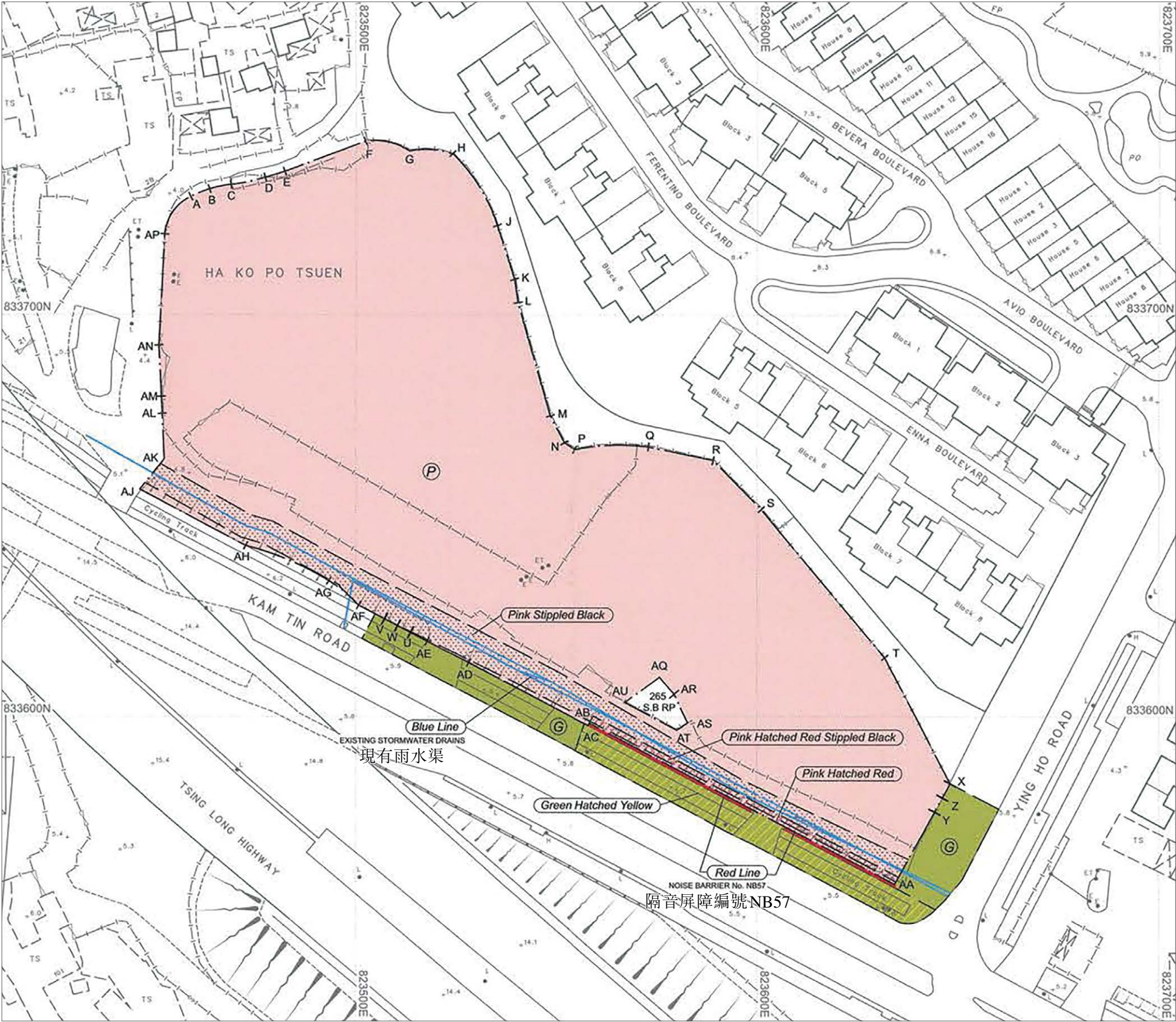
22. 公契第三附錄第49條訂明：

通道之維修

業主須自費維持、保養和修繕通道，使其保持良好穩固狀態，以達至令地政總署署長滿意。



Plan I
圖則I



- Legend 圖例
- Pink Hatched Red
粉紅色間紅斜線標示區域
 - Pink Stippled Black
粉紅色加黑點區域
 - Pink Hatched Red Stippled Black
粉紅色間紅斜線點加黑點區域
 - Green
綠色區域
 - Green Hatched Yellow
綠色間黃斜線區域
 - Blue Line
藍色線
 - Red Line
紅線

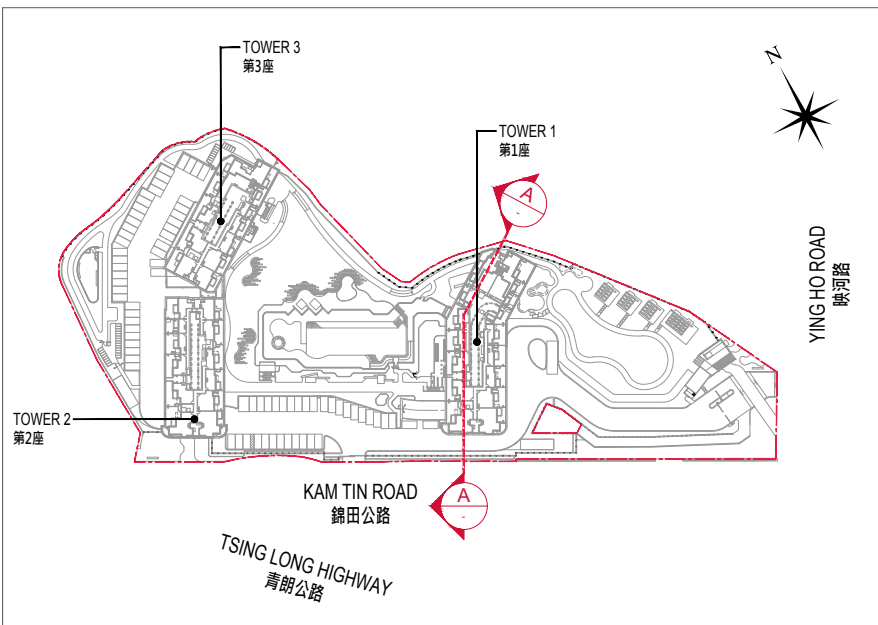
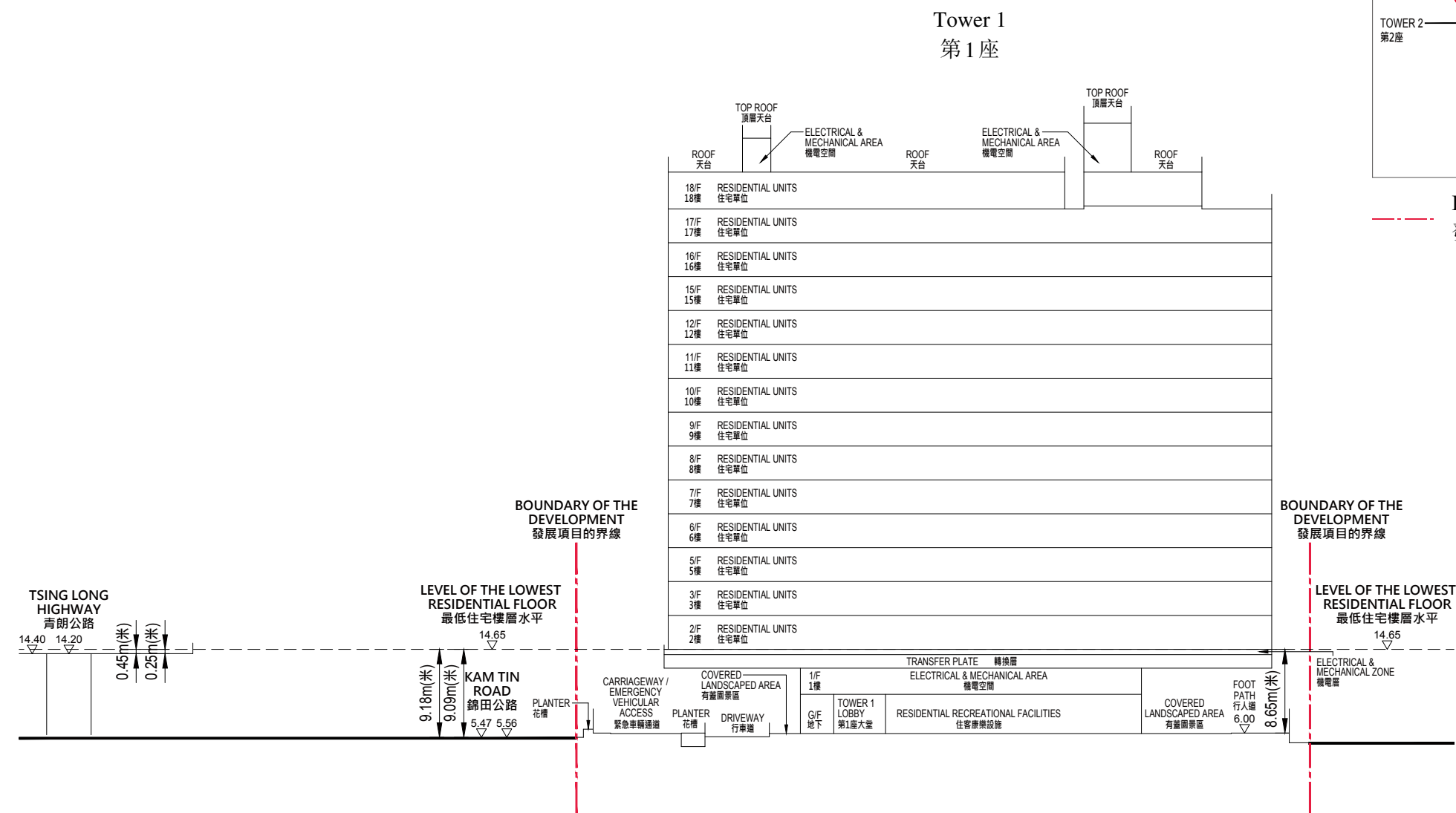


- (a) The purchaser is recommended to instruct a separate firm of solicitors (other than that acting for the owner) to act for the purchaser in relation to the transaction.
- (b) If the purchaser instructs such separate firm of solicitors to act for the purchaser in relation to the transaction, that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

- (a) 現建議買方聘用一間獨立的律師事務所（代表擁有人行事者除外），以在交易中代表買方行事。
- (b) 如買方聘用上述的獨立的律師事務所，以在交易中代表買方行事，該律師事務所將會能夠向買方提供獨立意見。
- (c) 如買方聘用代表擁有人行事的律師事務所同時代表買方行事，而擁有人與買方之間出現利益衝突 –
 - (i) 該律師事務所可能不能夠保障買方的利益；及
 - (ii) 買方可能要聘用一間獨立的律師事務所；及
 - (iii) 如屬(c)(ii)段的情況，買方須支付的律師費用總數，可能高於如買方自一開始即聘用一間獨立的律師事務所便須支付的費用。

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

CROSS-SECTION PLAN A-A
橫截面圖 A-A



Boundary of the Development
發展項目的界線

Key Plan 指示圖

Notes:

1. (▽) Denotes height (in metres) above the Hong Kong Principal Datum.
2. (---) Dotted line denotes the level of the lowest residential floor of the building in the Development.
3. The part of Kam Tin Road adjacent to the building is 5.47 to 5.56 metres above the Hong Kong Principal Datum.
4. The part of Tsing Long Highway adjacent to the building is 14.20 to 14.40 metres above the Hong Kong Principal Datum.
5. The part of footpath adjacent to the building is 6.00 metres above the Hong Kong Principal Datum.

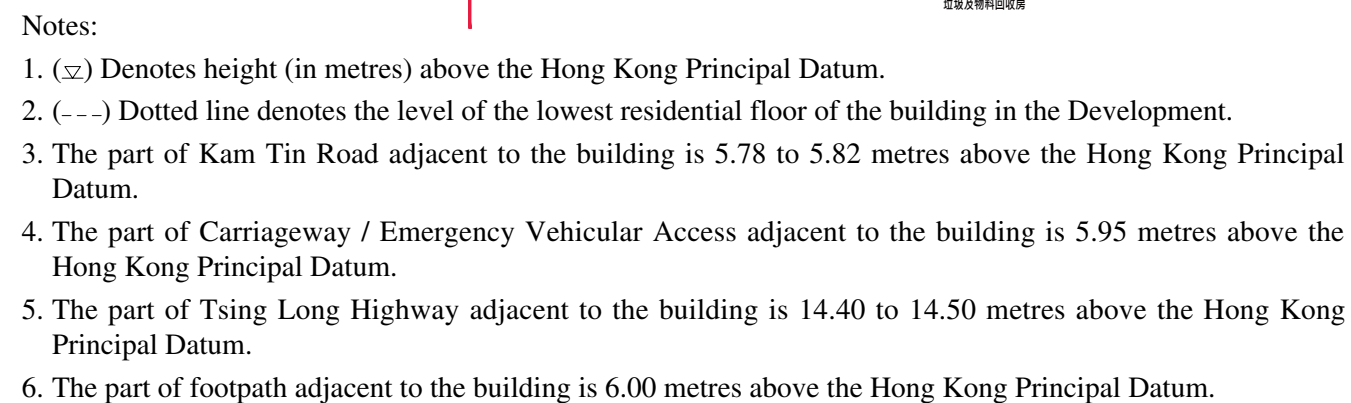
備註：

1. (▽) 代表香港主水平基準以上的高度(米)。
2. (---) 虛線代表發展項目中建築物之最低住宅樓層水平。
3. 毗連建築物的一段錦田公路為香港主水平基準以上5.47至5.56米。
4. 毗連建築物的一段青朗公路為香港主水平基準以上14.20至14.40米。
5. 毗連建築物的一段行人道為香港主水平基準以上6.00米。

的橫截面圖

The site plan illustrates the layout of the proposed development. It features three towers: Tower 1 (第1座) on the right, Tower 2 (第2座) on the left, and Tower 3 (第3座) at the top. The development is bounded by Kam Tin Road (錦田公路) to the south and Tsing Long Highway (青朗公路) to the west. A compass rose in the top right corner indicates the orientation, with North pointing towards the top right. Red dashed lines and circular markers with the letter 'B' highlight specific areas of interest, likely related to the noise assessment mentioned in the text.

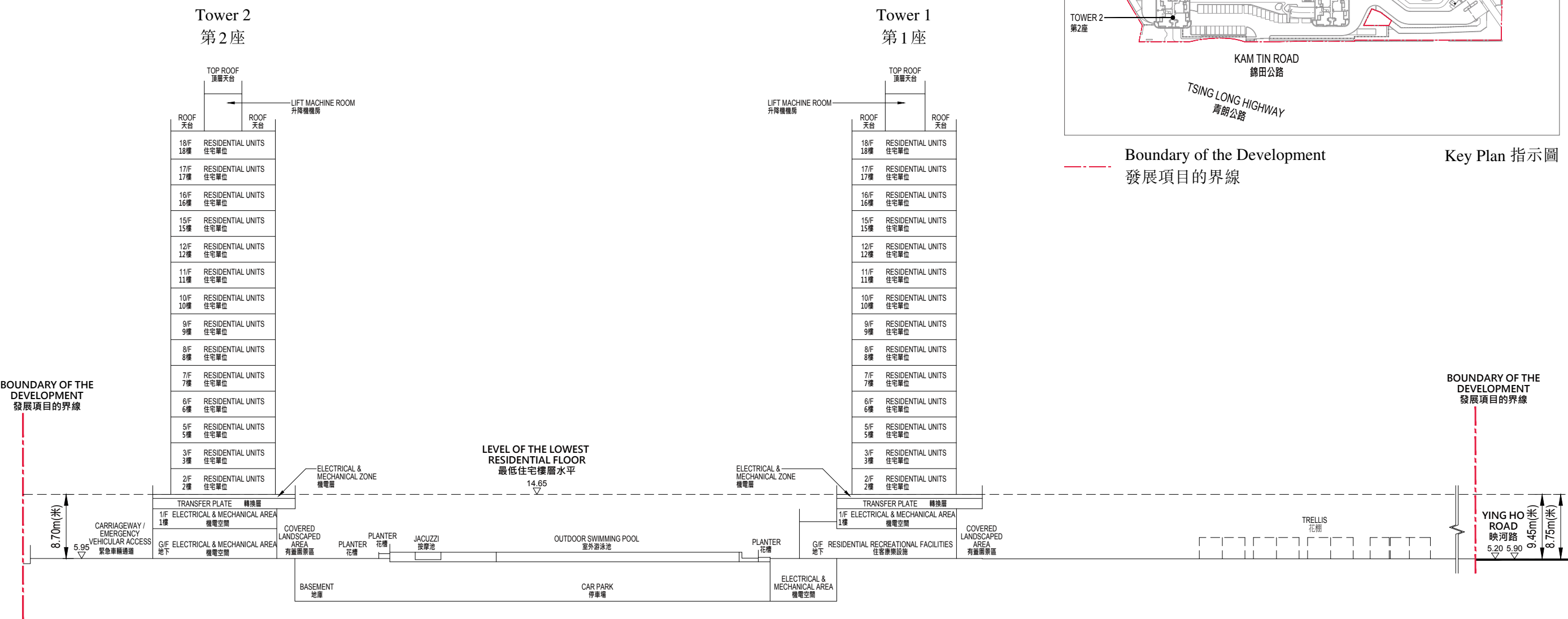
Key Plan 指示圖



1. (▽) 代表香港主水平基準以上的高度(米)。
2. (---) 虛線代表發展項目中建築物之最低住宅樓層水平。
3. 毗連建築物的一段錦田公路為香港主水平基準以上 5.78 至 5.82 米。
4. 毗連建築物的一段緊急車輛通道為香港主水平基準以上 5.95 米。
5. 毗連建築物的一段青朗公路為香港主水平基準以上 14.40 至 14.50 米。
6. 毗連建築物的一段行人道為香港主水平基準以上 6.00 米

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

CROSS-SECTION PLAN C-C
橫截面圖 C-C



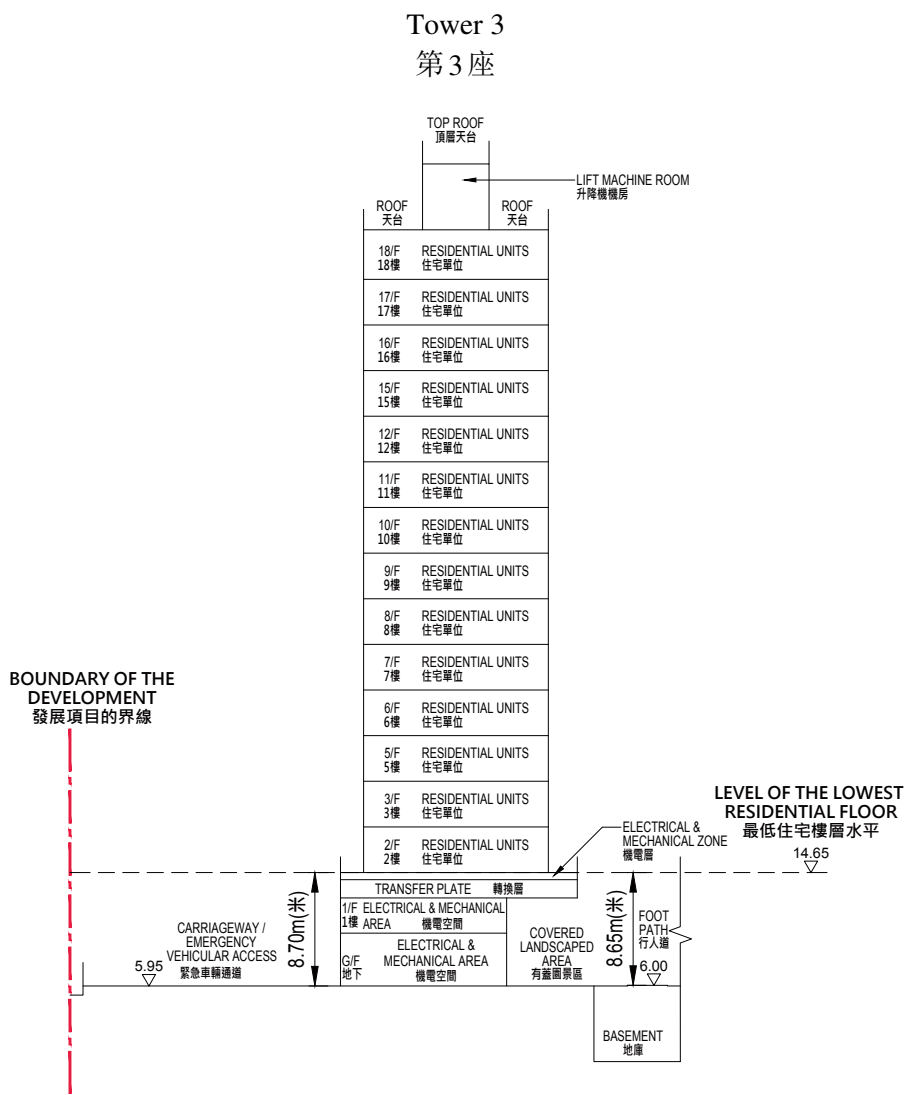
Notes:

- (▽) Denotes height (in metres) above the Hong Kong Principal Datum.
- (---) Dotted line denotes the level of the lowest residential floor of the building in the Development.
- The part of Ying Ho Road adjacent to the building is 5.20 to 5.90 metres above the Hong Kong Principal Datum.
- The part of Carriageway / Emergency Vehicular Access adjacent to the building is 5.95 metres above the Hong Kong Principal Datum.

備註：

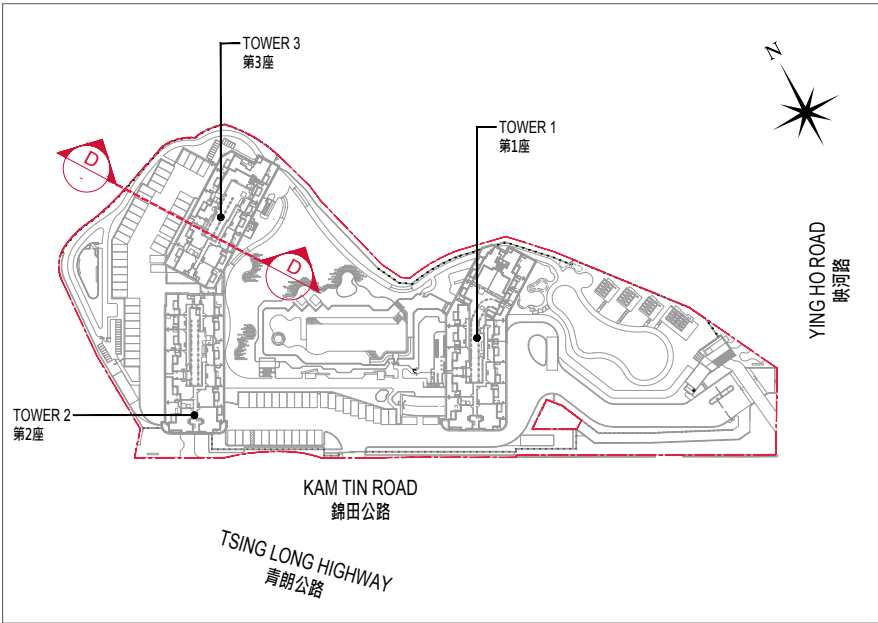
- (▽) 代表香港主水平基準以上的高度 (米)。
- (---) 虛線代表發展項目中建築物之最低住宅樓層水平。
- 毗連建築物的一段映河路為香港主水平基準以上 5.20 至 5.90 (米)。
- 毗連建築物的一段緊急車輛通道為香港主水平基準以上 5.95 (米)。

CROSS-SECTION PLAN D-D
橫截面圖 D-D



Notes:

1. (▽) Denotes height (in metres) above the Hong Kong Principal Datum.
2. (---) Dotted line denotes the level of the lowest residential floor of the building in the Development.
3. The part of Carriageway / Emergency Vehicular Access adjacent to the building is 5.95 metres above the Hong Kong Principal Datum.
4. The part of footpath adjacent to the building is 6.00 metres above the Hong Kong Principal Datum.



備註：

1. (▽) 代表香港主水平基準以上的高度(米)。
2. (---) 虛線代表發展項目中建築物之最低住宅樓層水平。
3. 毗連建築物的一段緊急車輛通道為香港主水平基準以上5.95米。
4. 毗連建築物的一段行人道為香港主水平基準以上6.00米

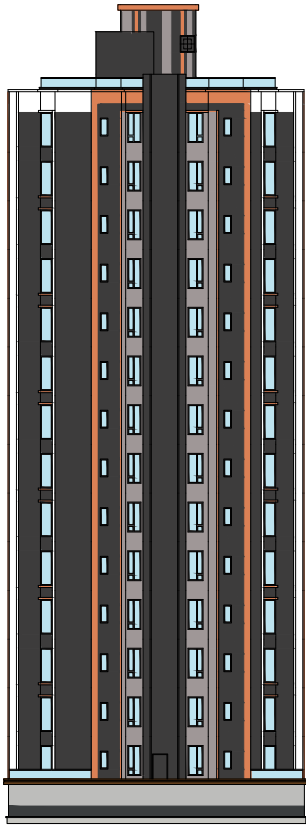
ELEVATION PLAN 1 and 2
立面圖 1 及 2

Tower 1
第 1 座

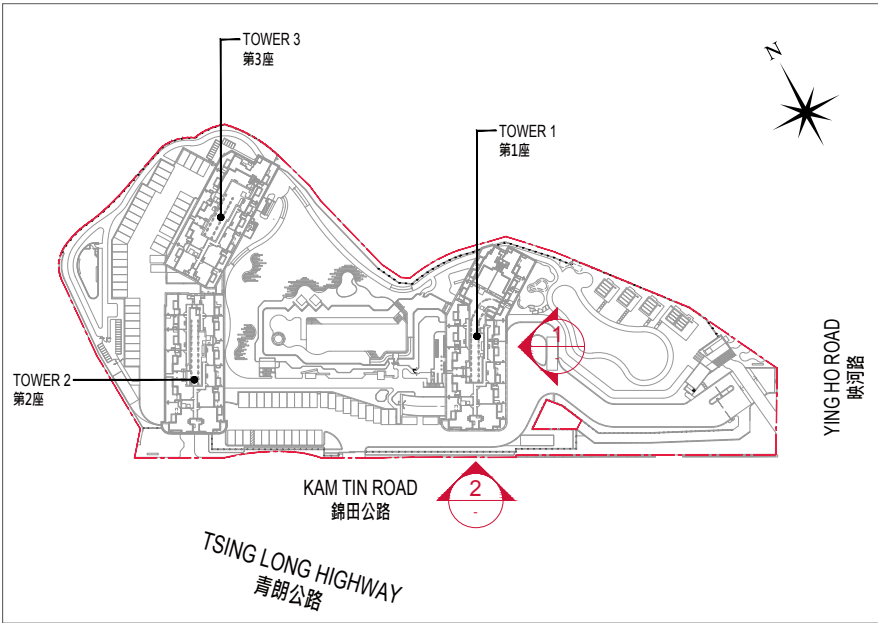


Elevation Plan 1
立面圖 1

Tower 1
第 1 座



Elevation Plan 2
立面圖 2



Boundary of the Development
發展項目的界線

Key Plan 指示圖

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

a. are prepared on the basis of the approved building plans for the Development as of 12 June 2026; and

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

發展項目的認可人士證明本圖顯示的立面：

a. 以 2026 年 6 月 12 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。

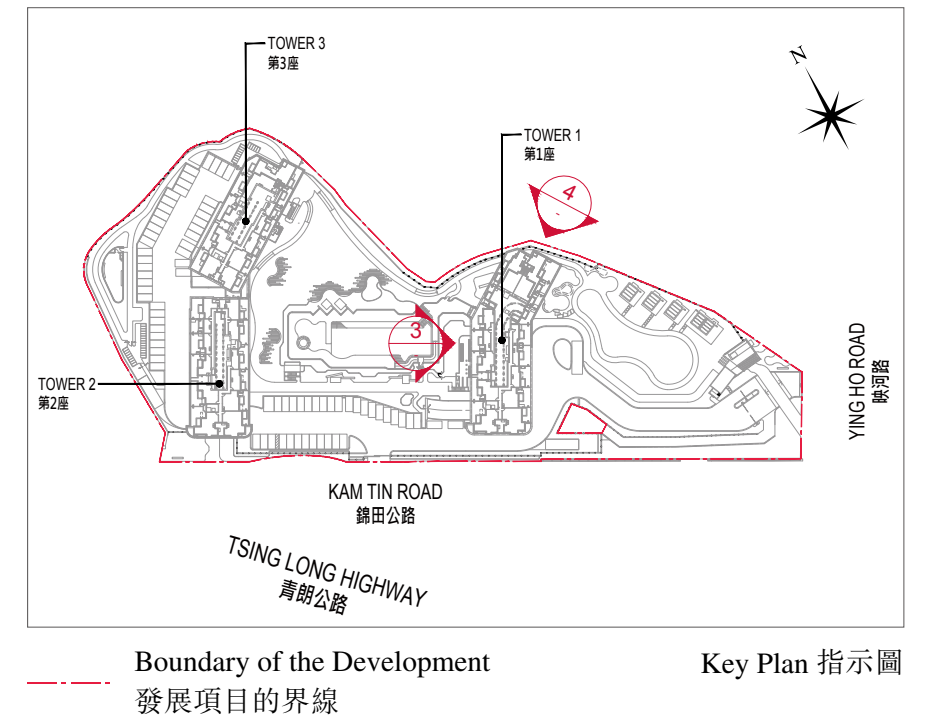
ELEVATION PLAN 3 and 4
立面圖3及4



Elevation Plan 3
立面圖3



Elevation Plan 4
立面圖4



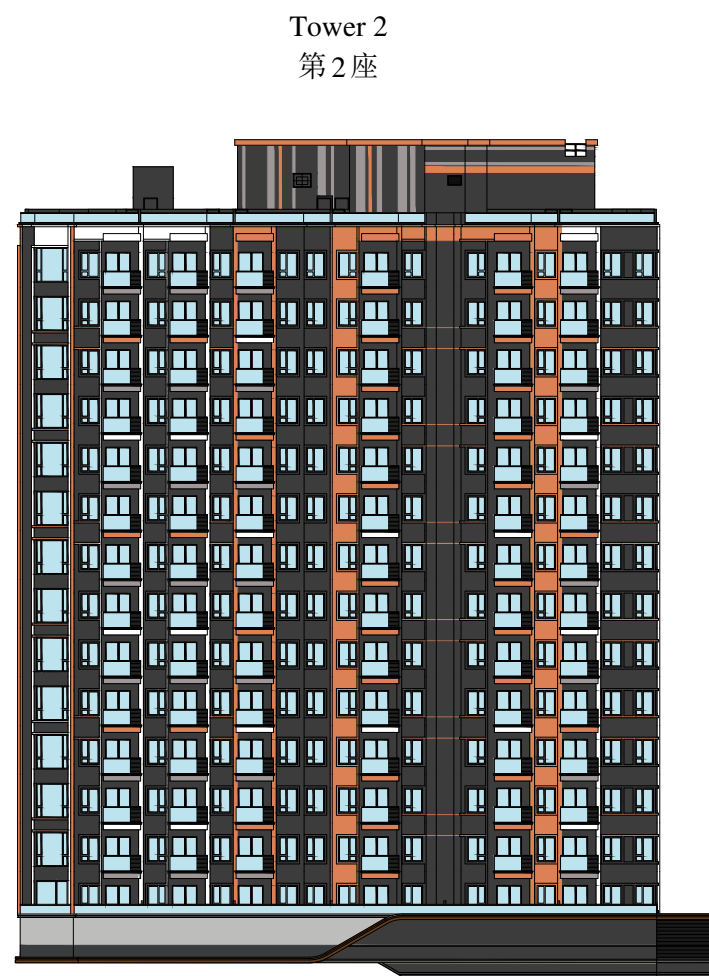
Authorized Person for the Development certified that the elevations shown on this plan:

- are prepared on the basis of the approved building plans for the Development as of 12 June 2026; and
- are in general accordance with the outward appearance of the Development.

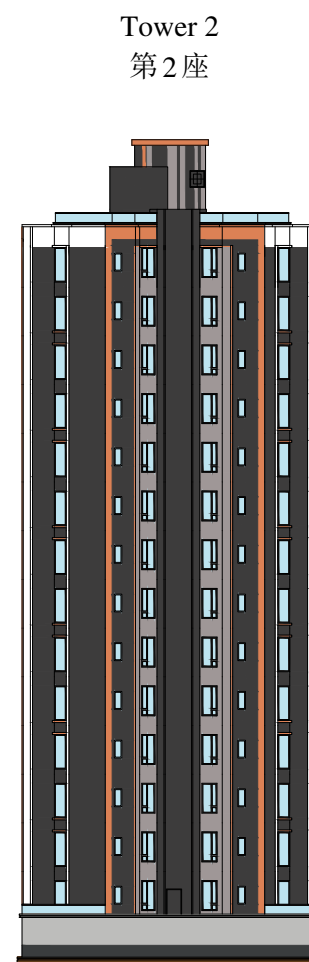
發展項目的認可人士證明本圖顯示的立面：

- 以 2026 年 6 月 12 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
- 大致上與發展項目的外觀一致。

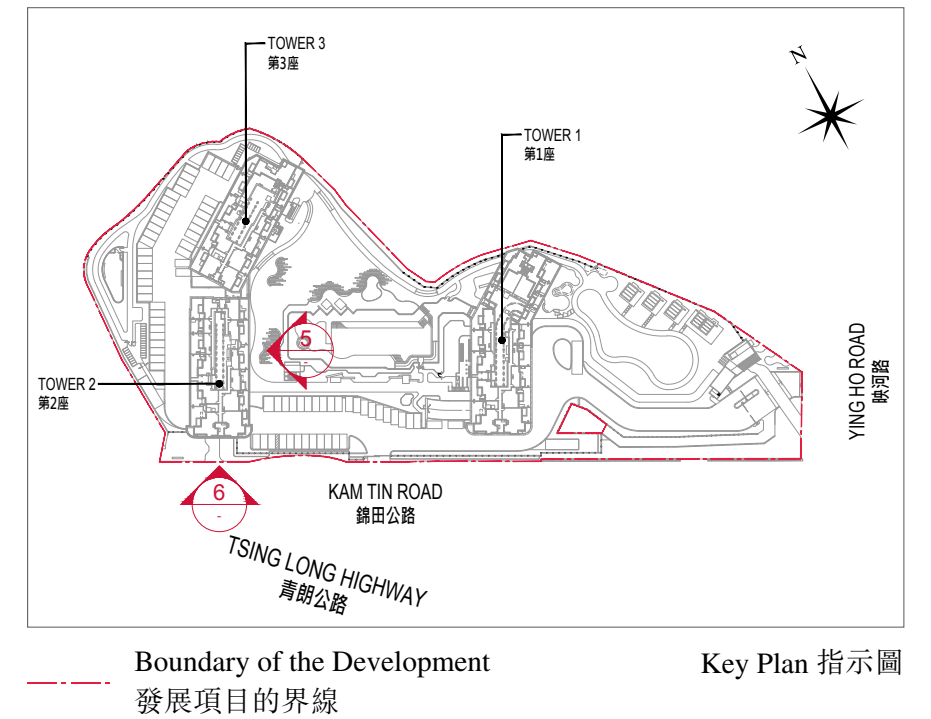
ELEVATION PLAN 5 and 6
立面圖 5 及 6



Elevation Plan 5
立面圖 5



Elevation Plan 6
立面圖 6



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

- a. are prepared on the basis of the approved building plans for the Development as of 12 June 2026; and
- b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- a. 以 2026 年 6 月 12 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。

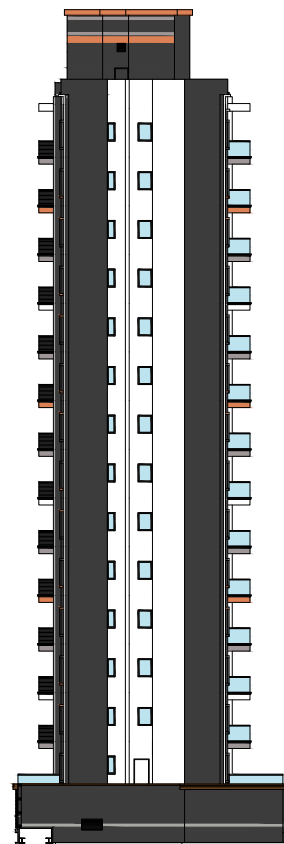
ELEVATION PLAN 7 and 8
立面圖 7 及 8

Tower 2
第2座

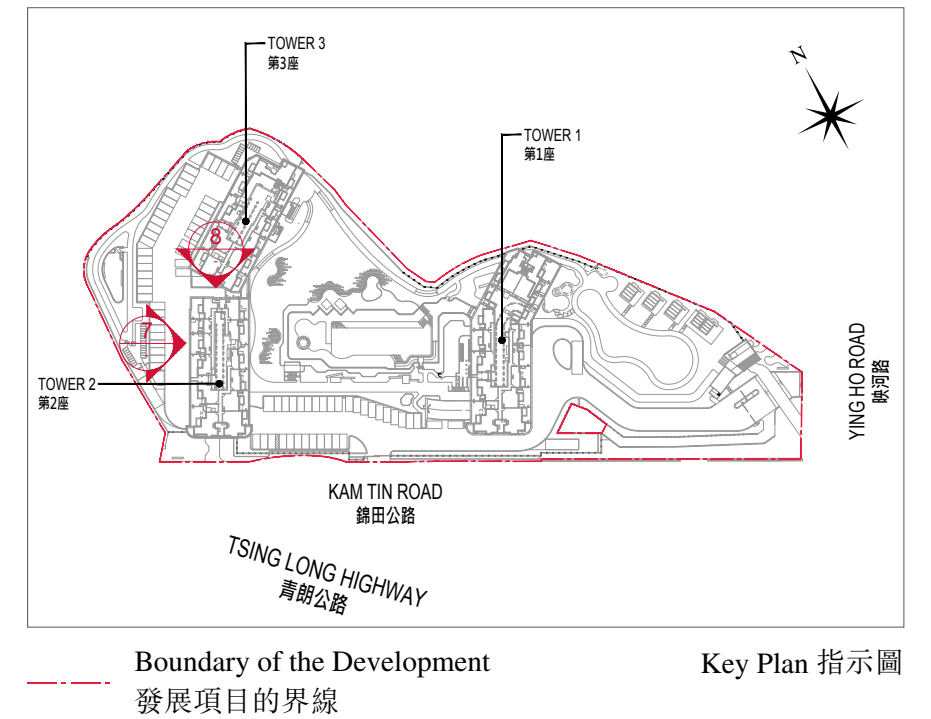


Elevation Plan 7
立面圖 7

Tower 2
第2座



Elevation Plan 8
立面圖 8



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

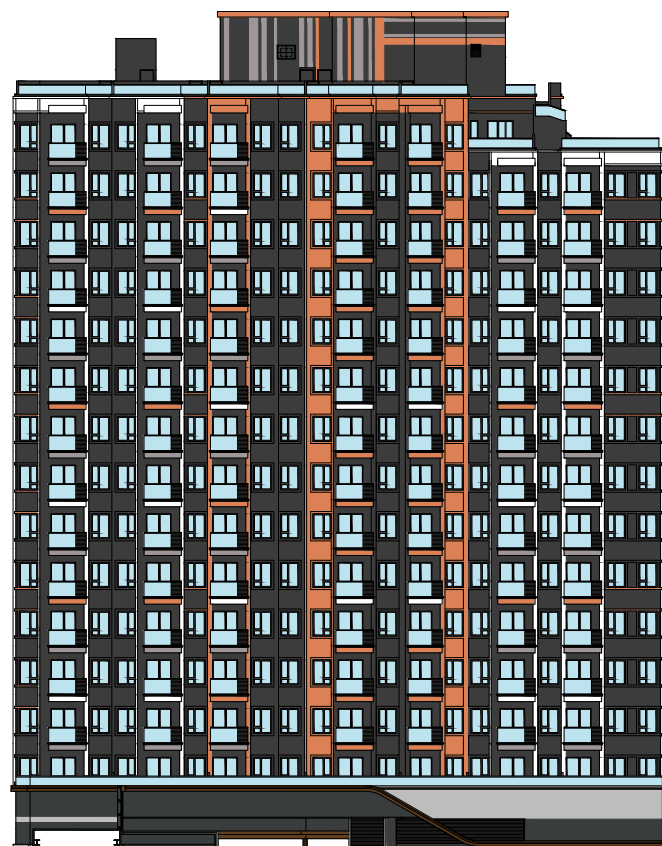
- are prepared on the basis of the approved building plans for the Development as of 12 June 2026; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- 以 2026 年 6 月 12 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
- 大致上與發展項目的外觀一致。

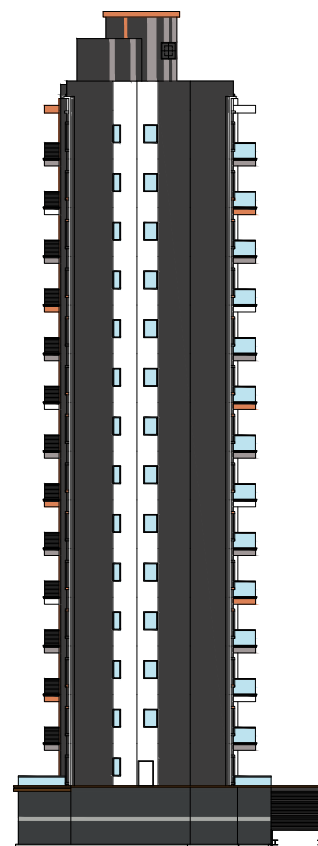
ELEVATION PLAN 9 and 10
立面圖 9 及 10

Tower 3
第3座

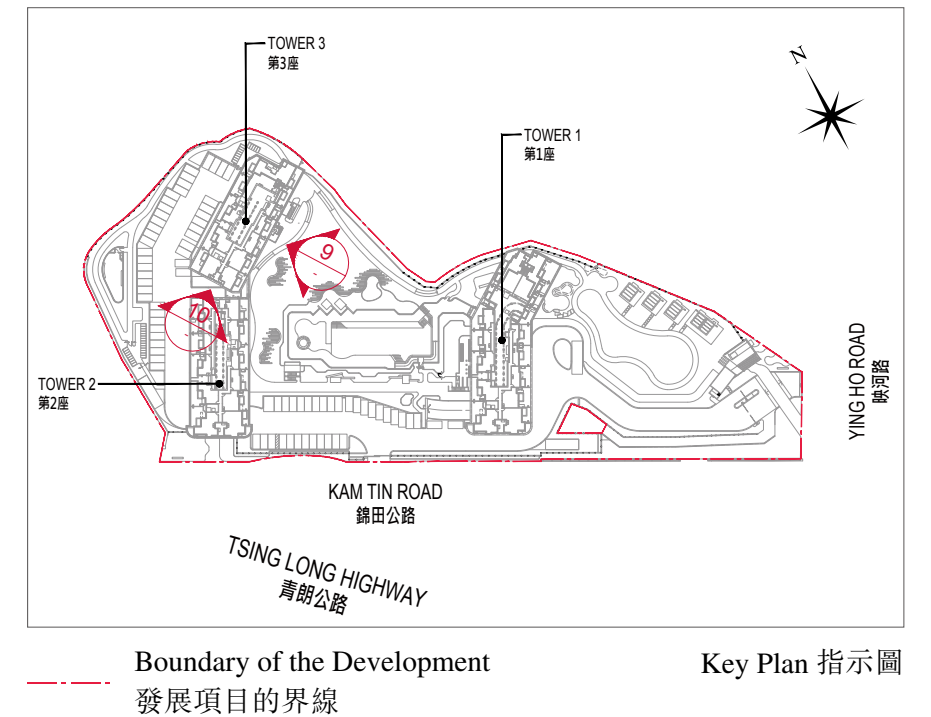


Elevation Plan 9
立面圖 9

Tower 3
第3座



Elevation Plan 10
立面圖 10



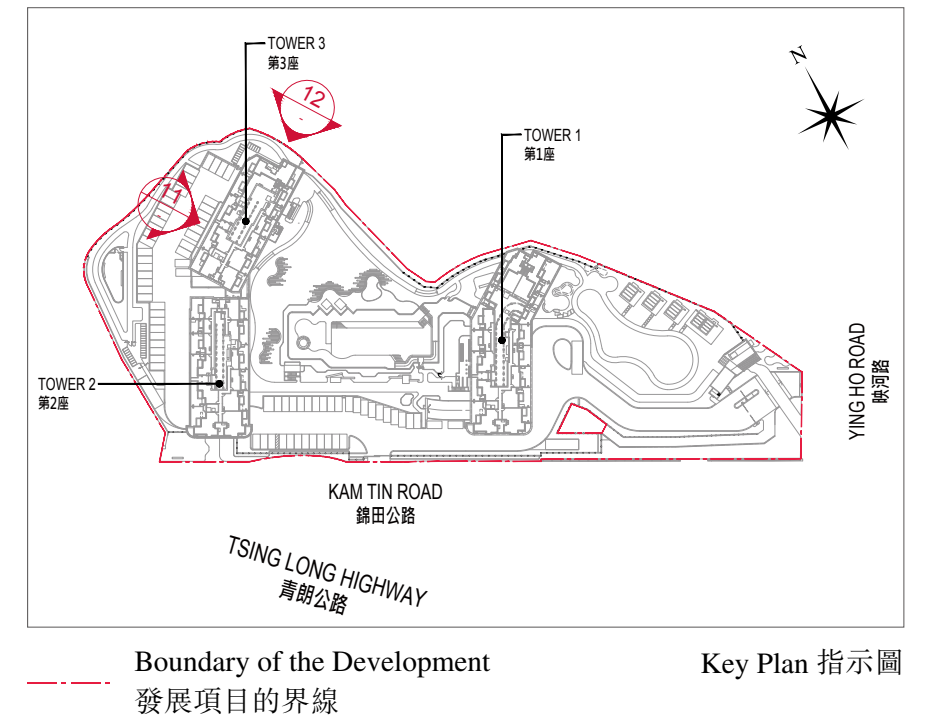
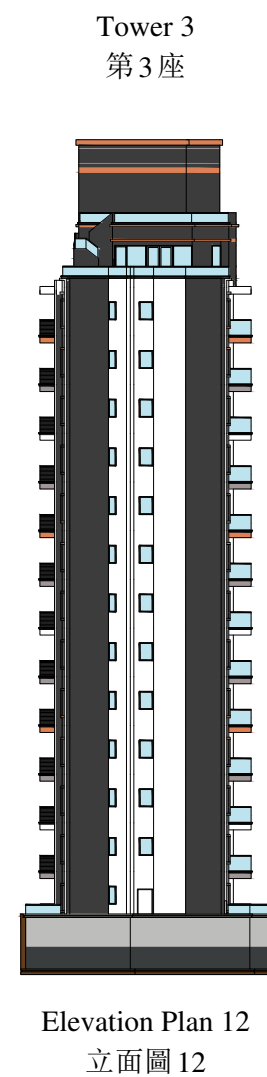
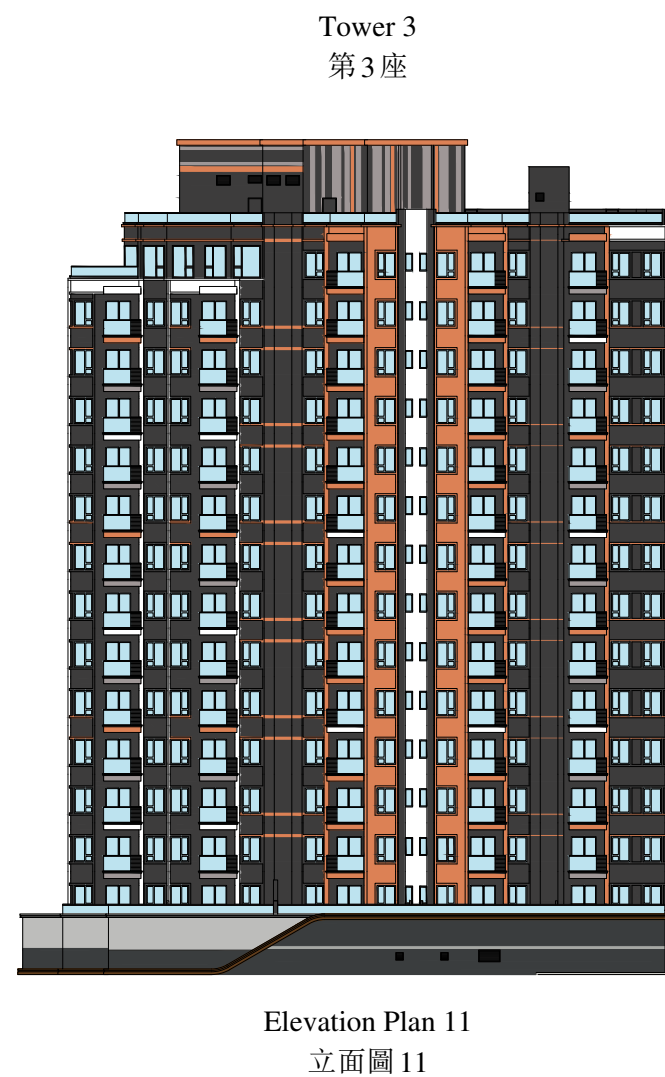
Authorized Person for the Development certified that the elevations shown on this plan:

- are prepared on the basis of the approved building plans for the Development as of 12 June 2026; and
- are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- 以 2026 年 6 月 12 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
- 大致上與發展項目的外觀一致。

ELEVATION PLAN 11 and 12
立面圖 11 及 12



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

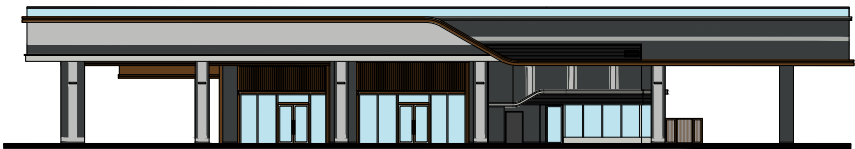
- a. are prepared on the basis of the approved building plans for the Development as of 12 June 2026; and
- b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

- a. 以 2026 年 6 月 12 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 13 to 20
立面圖 13 至 20

Tower 1
第 1 座



Elevation Plan 13
立面圖 13

Tower 1
第 1 座



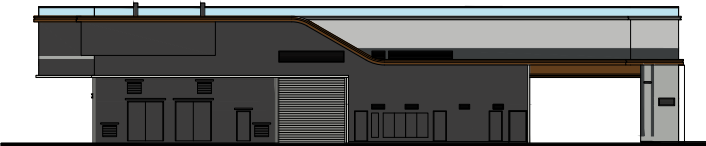
Elevation Plan 15
立面圖 15

Tower 2
第 2 座



Elevation Plan 17
立面圖 17

Tower 2
第 2 座



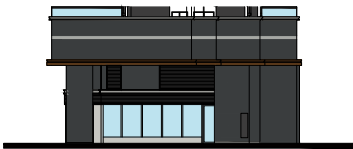
Elevation Plan 19
立面圖 19

Tower 1
第 1 座



Elevation Plan 14
立面圖 14

Tower 1
第 1 座



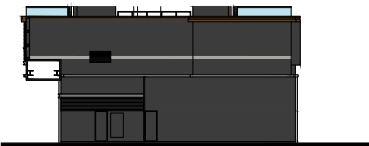
Elevation Plan 16
立面圖 16

Tower 2
第 2 座

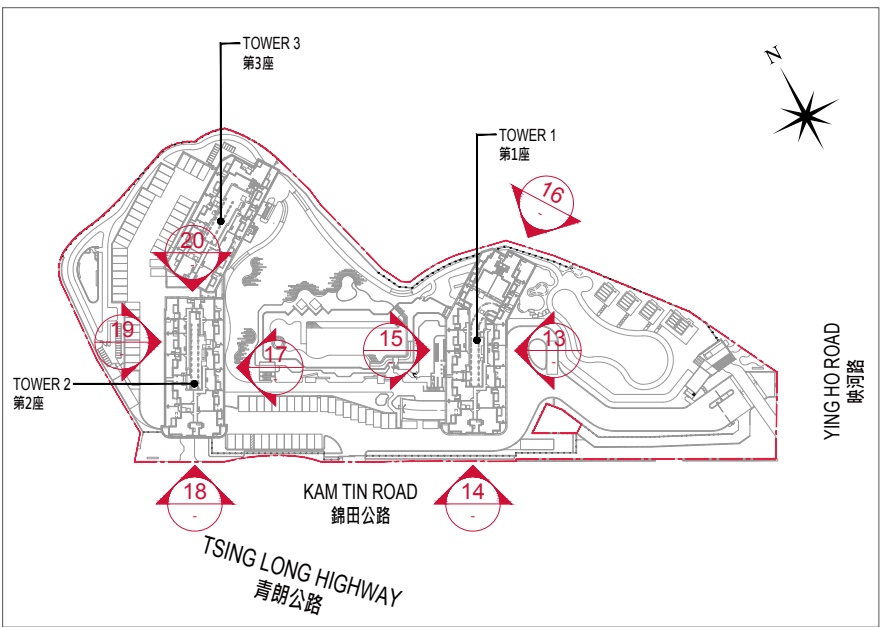


Elevation Plan 18
立面圖 18

Tower 2
第 2 座



Elevation Plan 20
立面圖 20



Boundary of the Development
發展項目的界線

Key Plan 指示圖

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

a. are prepared on the basis of the approved building plans for the Development as of 12 June 2026; and

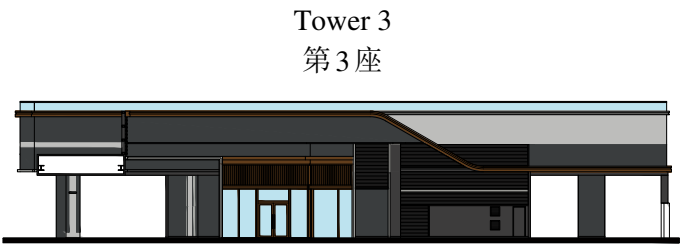
b. are in general accordance with the outward appearance of the Development.

發展項目的認可人士證明本圖顯示的立面：

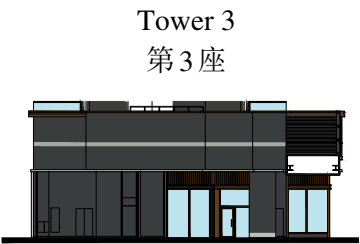
a. 以 2026 年 6 月 12 日的情況為準的發展項目的經批准的建築圖則為基礎擬備；及

b. 大致上與發展項目的外觀一致。

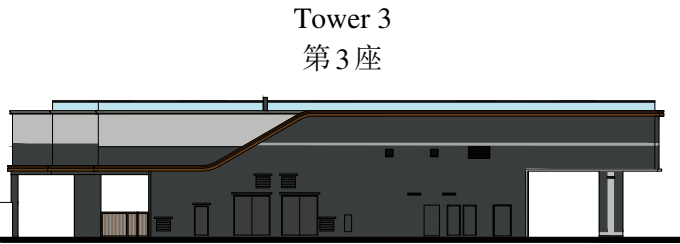
ELEVATION PLAN 21 to 26
立面圖 21 至 26



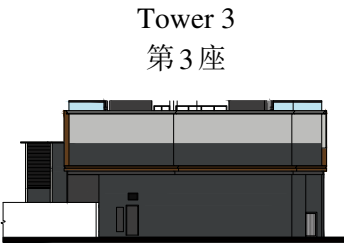
Elevation Plan 21
立面圖 21



Elevation Plan 22
立面圖 22



Elevation Plan 23
立面圖 23



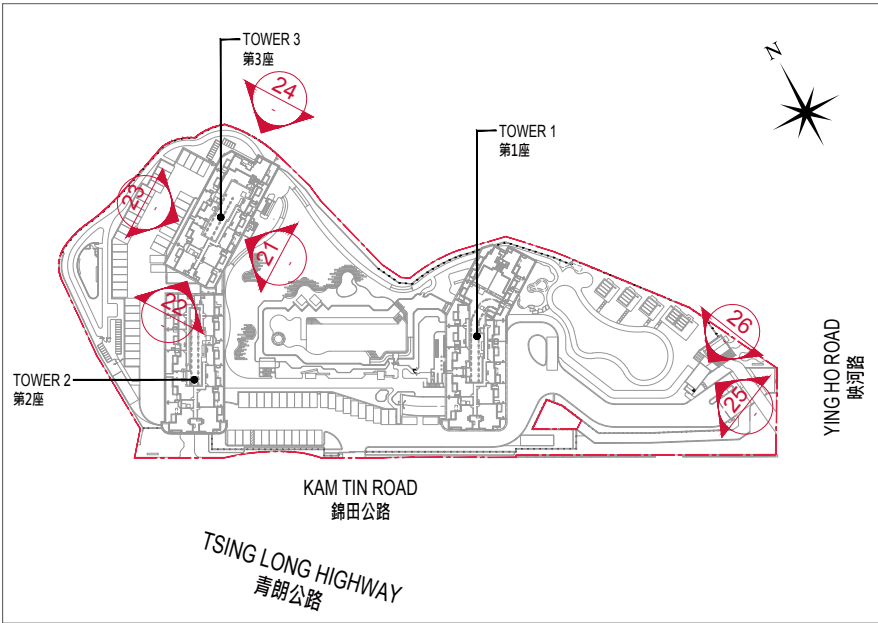
Elevation Plan 24
立面圖 24



Elevation Plan 25
立面圖 25



Elevation Plan 26
立面圖 26



Boundary of the Development
發展項目的界線

Key Plan 指示圖

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

a. are prepared on the basis of the approved building plans for the Development as of 12 June 2026; and

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

發展項目的認可人士證明本圖顯示的立面：

a. 以 2026 年 6 月 12 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。



Description 描述		Area 面積		Total Area 總面積
		Covered 有上蓋遮蓋	Uncovered 沒有上蓋遮蓋	
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	5,804	10,463	16,267
	sq. m. 平方米	539.191	972.028	1,511.219
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	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
	sq. m. 平方米	Not Applicable 不適用	Not Applicable 不適用	Not Applicable 不適用
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	11,387	78,958	90,346
	sq. m. 平方米	1,057.898	7,335.413	8,393.311

Note:
Areas in square metres as specified above are based on the latest approved building plans of the Development.
Areas in square feet are converted at a rate of 1 square metre to 10.764 square feet and rounded off to the nearest whole square feet, which may be slightly different from that shown in square metres.

備註：
上述所列以平方米顯示之面積乃依據發展項目最近的經批准的建築圖則，以平方呎顯示之面積均以1平方米=10.764平方呎換算，並四捨五入至整數平方呎，平方米與平方呎顯示之面積可能有些微差異。



1. A copy of the outline zoning plan relating to the development is available at www.ozp.tpb.gov.hk.
2. A copy of the latest draft of every deed of mutual covenant in respect of the residential property 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.
3. The inspection is free of charge

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為 www.ozp.tpb.gov.hk。
2. 關於住宅物業的每一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。
3. 無須為閱覽付費。



1. EXTERIOR FINISHES 外部裝修物料

Item 細項	Description 描述					
(a) External wall 外牆	Type of finishes 裝修物料的類型	Podium 基座	Window wall, tiles, aluminium claddings, aluminium grille, stainless steel louvre and metal grille 玻璃牆、瓦、鋁質覆蓋層板、鋁質格柵、不銹鋼百葉及金屬格柵			
		Residential Towers 住宅大廈	Aluminium window, window wall, tiles, aluminium claddings, aluminium grilles and aluminium louvre 鋁質窗、玻璃牆、瓦、鋁質覆蓋層板、鋁質格柵及鋁質百葉			
(b) Window 窗	Material of the frame 框的用料	Fluorocarbon coated aluminium frame 氟化碳塗層鋁質框				
	Material of the glass 玻璃的用料	Living Room and Dining Room and Bedrooms 客廳及飯廳及睡房	Insulated Glazing Unit (IGU) with low-e coating glass 雙層中空低輻射鍍膜玻璃 Applicable to all Flats (except Flats listed below) 適用於所有單位 (以下所列單位除外) Insulated Glazing Unit (IGU) with low-e coating glass and acid etched tempered glass 雙層中空低輻射鍍膜玻璃及酸蝕強化玻璃			
			Tower 座	Floor 樓層	Flat 單位	Location 位置
			1	2/F – 3/F, 5/F – 12/F and 15/F – 18/F 2樓至3樓、5樓至12樓及15樓至18樓	Q, R	Bedroom 2 睡房2
			2	2/F – 3/F, 5/F – 12/F and 15/F – 18/F 2樓至3樓、5樓至12樓及15樓至18樓	K, L	Bedroom 2 睡房2
		Bathrooms (if window is provided) 浴室 (如有窗)	Acid etched tempered glass 酸蝕強化玻璃			
		Kitchen (if window is provided) 廚房 (如有窗)	Tempered glass 強化玻璃			
		Lavatory 洗手間	Acid etched tempered glass 酸蝕強化玻璃			
(c) Bay window 窗台	Material of bay window 窗台用料	Reinforced concrete 鋼筋混凝土				
	Material of window sill finishes 窗台板的裝修物料	Reconstituted stone 人造石				
(d) Planter 花槽	Type of finishes 裝修物料的類型	Not Applicable 不適用				



1. EXTERIOR FINISHES 外部裝修物料

Item 細項	Description 描述		
(e) Verandah or balcony 陽台或露台	Type of finishes of balcony 露台裝修物料的類型	Balcony 露台	Tempered laminated glass balustrade with aluminium capping and aluminium grille, curb finished with reconstituted stone 裝有鋼化夾層玻璃欄杆連鋁質頂呔及鋁質格柵、人造石路緣
		Floor 地板	Tiles 瓦
		Wall 牆壁	Tiles 瓦
		Ceiling 天花板	Weather-proof painting 防潮油漆
	Whether balcony is covered 露台是否有蓋	Balcony is covered 露台均有蓋	
	Verandah 陽台	Not Applicable 不適用	
(f) Drying facilities for clothing 乾衣設施	Type 類型	Not Applicable 不適用	
	Material 用料	Not Applicable 不適用	



2. INTERIOR FINISHES 室內裝修物料

Item 細項	Description 描述			
		Wall 牆壁	Floor 地板	Ceiling 天花板
(a) Lobby 大堂	Type of finishes of Carpark Lift Lobbies at B/F 地庫的停車場升降機大堂裝修物料的類型	Tiles, plastic laminate finish and metal finish on exposed surfaces 瓦、膠板飾面及金屬飾面鋪砌於外露位置	Tiles on exposed surfaces 瓦鋪砌於外露位置	Plaster glass board with emulsion paint where exposed 纖維石膏板面髹上乳膠漆飾面於外露位置
	Type of finishes of Basement Carpark Lift Lobbies at G/F 地下的地庫停車場升降機大堂裝修物料的類型	Tiles, plastic laminate finish and metal finish on exposed surfaces 瓦、膠板飾面及金屬飾面鋪砌於外露位置	Tiles on exposed surfaces 瓦鋪砌於外露位置	Plaster glass board with emulsion paint where exposed 纖維石膏板面髹上乳膠漆飾面於外露位置
	Type of finishes of Tower Entrance Lobbies at G/F 地下大廈入口大堂裝修物料的類型	Tiles, plastic laminate finish, glass finish and metal finish on exposed surfaces 瓦、膠板飾面、玻璃飾面及金屬飾面鋪砌於外露位置	Natural stone on exposed surfaces 天然石鋪砌於外露位置	Plaster glass board with emulsion paint where exposed 纖維石膏板面髹上乳膠漆飾面於外露位置
	Type of finishes of Tower Residential Floor Lift Lobbies 大廈住宅層升降機大堂裝修物料的類型	Tiles, plastic laminate finish, glass finish and metal finish on exposed surfaces 瓦、膠板飾面、玻璃飾面及金屬飾面鋪砌於外露位置	Reconstituted stone and tiles on exposed surfaces 人造石及瓦鋪砌於外露位置	Plaster glass board false ceiling in emulsion paint where exposed 纖維石膏板假天花髹乳膠漆於外露位置

2. INTERIOR FINISHES 室內裝修物料

Item 細項	Description 描述		
		Wall 牆壁	Ceiling 天花板
(b) Internal wall and ceiling 內牆及天花板	Type of finishes for Living Room and Dining Room (Applicable to all flats with Kitchen) 客廳及飯廳裝修物料的類型 (適用於所有設有廚房的單位)	Emulsion paint on exposed surfaces 乳膠漆髹於外露位置	Emulsion paint where exposed and plaster glass board bulkhead finished with emulsion paint 乳膠漆髹於外露位置及纖維石膏板假陣髹上乳膠漆
	Type of finishes for Living Room and Dining Room (Applicable to all flats with Open Kitchen) 客廳及飯廳裝修物料的類型 (適用於所有設有開放式廚房的單位)	Emulsion paint, metal finish and plastic laminate finish on exposed surfaces 乳膠漆、金屬飾面及膠板飾面於外露位置	Emulsion paint where exposed and plaster glass board bulkhead finished with emulsion paint 乳膠漆髹於外露位置及纖維石膏板假陣髹上乳膠漆
	Type of finishes for Bedrooms 睡房裝修物料的類型	Emulsion paint on exposed surfaces 乳膠漆髹於外露位置	Emulsion paint where exposed and plaster glass board bulkhead finished with emulsion paint 乳膠漆髹於外露位置及纖維石膏板假陣髹上乳膠漆
(c) Internal floor 內部地板	Material for Living Room and Dining Room (on exposed surfaces) 客廳及飯廳的用料 (於外露位置)	Floor / Skirting 地板/牆腳線	
		Floor 地板	Tiles 瓦
		Skirting 牆腳線	Engineered timber 複合木
	Material for Bedrooms (on exposed surfaces) 睡房的用料 (於外露位置)	Floor 地板	Wood grain rigid board flooring and stainless steel trim 木紋防潮岩塑地板及不銹鋼條
		Skirting 牆腳線	Engineered timber 複合木
(d) Bathroom 浴室	Type of finishes (on exposed surfaces) 裝修物料的類型 (於外露位置)	Ceiling / Floor / Wall 天花板/地板/牆壁	
		Wall 牆壁	Tiles (Tiles on the back of basin cabinet) 瓦 (洗手盆櫃背鋪瓦)
		Floor 地板	Tiles and reconstituted stone 瓦及人造石
		Ceiling 天花板	Aluminium false ceiling 鋁質假天花
	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪砌至天花板		
	Wall finishes on exposed walls run up to level of false ceiling 牆身外露位置的裝修物料鋪砌至假天花板		



2. INTERIOR FINISHES 室內裝修物料

Item 細項	Description 描述			
		Wall / Floor / Ceiling / Cooking bench 牆壁/地板/天花板/灶台		Flat 單位
(e) Kitchen 廚房	Type of finishes 裝修物料的類型	Wall (on exposed surfaces) 牆壁 (於外露位置)	Tiles, mirror, metal trim and plastic laminate finish (Tiles on the back of kitchen cabinet) 瓦、鏡、金屬條及膠板飾面 (廚櫃背鋪瓦)	Applicable to all flats with Open Kitchen 適用於所有設有開放式廚房的單位
			Tiles and mirror (Tiles on the back of kitchen cabinet) 瓦及鏡 (廚櫃背鋪瓦)	Applicable to all flats with Kitchen 適用於所有設有廚房的單位
		Floor (on exposed surfaces) 地板 (於外露位置)	Tiles 瓦	Applicable to all flats 適用於所有單位
		Ceiling (on exposed surfaces) 天花板 (於外露位置)	Emulsion paint where exposed and plaster glass board bulkhead finished with emulsion paint 乳膠漆髹於外露位置及纖維石膏板假陣髹上乳膠漆	Applicable to all flats with Open Kitchen 適用於所有設有開放式廚房的單位
			Plaster glass board false ceiling finished with emulsion paint, aluminium false ceiling and aluminium louvre 纖維石膏板假天花髹上乳膠漆、鋁質假天花及鋁質百葉	Applicable to all flats with Kitchen 適用於所有設有廚房的單位
		Cooking bench 灶台	Solid surfacing 實心面材	Applicable to all flats 適用於所有單位
	Whether the wall finishes run up to the ceiling 牆壁的裝修物料是否鋪砌至天花板			
	Wall finishes on exposed walls run up to level of false ceiling 牆身外露位置的裝修物料鋪砌至假天花板			



3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述			
		Material 用料	Finishes 裝修物料	Accessories 配件
(a) Door 門	Main Entrance door 主入口大門	Fire-rated solid core timber door 防火實心木門	Plastic laminate finish, timber veneer finish and metal finish 膠板飾面、木皮飾面及金屬飾面	Door viewer, door closer, smoke seal, drop seal, smart lockset with handle and door stopper 防盜眼、門鼓、防煙條、自動下降隔聲條、智能門鎖連拉手及門擋
	Bedroom door 睡房門	Solid core timber door 實心木門	Plastic laminate finish and timber veneer finish 膠板飾面及木皮飾面	Lockset with handle, door stopper and drop seal 門鎖連拉手、門擋及自動下降隔聲條
	Kitchen door 廚房門	Fire-rated solid core timber door with fire-rated glass vision panel 防火實心木門配防火玻璃視窗	Plastic laminate finish, timber veneer finish and glass 膠板飾面、木皮飾面及玻璃	Door closer, lockset with handle, door stopper, smoke seal 門鼓、門鎖連拉手、門擋及防煙條
	Bathroom door 浴室門	Solid core timber door with timber louvre 實心木門連木百葉 Applicable to all flats (except those flats as stated in the following table) 適用於所有單位 (後述表格所描述的單位除外)	Plastic laminate finish and timber veneer finish 膠板飾面及木皮飾面	Lockset with handle and door stopper 門鎖連拉手及門擋



3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述					Finishes 裝修物料	Accessories 配件
		Material 用料					
(a) Door 門	Bathroom door 浴室門	Solid core timber door 實心木門				Plastic laminate finish and timber veneer finish 膠板飾面及木皮飾面	Lockset with handle and door stopper 門鎖連拉手及門擋
		Applicable to the following flats: 適用於以下單位：					
		Tower 座	Floor 樓層	Flat 單位	Location 位置		
		1	2/F – 3/F, 5/F – 12/F and 15/F – 18/F 2樓至3樓、5樓至12樓及15樓至18樓	A, R, S	Bathroom 浴室		
			2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓	F, G	Bathroom 浴室		
			2/F – 3/F, 5/F – 12/F and 15/F – 18/F 2樓至3樓、5樓至12樓及15樓至18樓	Q	Bathroom and Master Bathroom 浴室及主人浴室		
			18/F 18樓	E, H	Master Bathroom 主人浴室		
		2	2/F – 3/F, 5/F – 12/F and 15/F – 18/F 2樓至3樓、5樓至12樓及15樓至18樓	A, E, L, M	Bathroom 浴室		
			2/F – 3/F, 5/F – 12/F and 15/F – 18/F 2樓至3樓、5樓至12樓及15樓至18樓	K	Bathroom and Master Bathroom 浴室及主人浴室		
		3	2/F – 3/F, 5/F – 12/F and 15/F – 18/F 2樓至3樓、5樓至12樓及15樓至18樓	A, L, M	Bathroom 浴室		
			2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓	D	Bathroom 浴室		
			18/F 18樓	C	Master Bathroom 主人浴室		



3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述			
		Material 用料	Finishes 裝修物料	Accessories 配件
(a) Door 門	Utility Room 工作間	Solid core timber door 實心木門	Plastic laminate finish and timber veneer finish 膠板飾面及木皮飾面	Lockset with handle 門鎖連拉手
	Lavatory door 洗手間門	Aluminium door with aluminium louvre 鋁質門連鋁質百葉	Powder coated aluminium 粉末塗層鋁質	Lockset with handle 門鎖連拉手
	Balcony and Utility Platform door 露台及工作平台的門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium frame and insulated glazing unit (IGU) with low-e coating 氟化碳塗層鋁質框及雙層中空低輻射鍍膜玻璃	Lockset with handle (Applicable to Balcony and Utility Platform with sliding door) 門鎖連拉手 (適用於配趟門的露台及工作平台) Lockset with handle and concealed door closer (Applicable to Balcony and Utility Platform with swing door) 門鎖連拉手及暗門鼓 (適用於配掩門的露台及工作平台)
	Flat Roof door 平台門	Aluminium framed glass door 鋁質框玻璃門	Fluorocarbon coated aluminium frame and insulated glazing unit (IGU) with low-e coating 氟化碳塗層鋁質框及雙層中空低輻射鍍膜玻璃	Lockset with handle (Applicable to Flat Roof with sliding door) 門鎖連拉手 (適用於配趟門的平台) Lockset with handle and concealed door closer (Applicable to Flat Roof with swing door) 門鎖連拉手及暗門鼓 (適用於配掩門的平台)
	Roof door 天台門	Aluminium door 鋁質門	Fluorocarbon coated aluminium 氟化碳塗層鋁質	Lockset with handle 門鎖連拉手



3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述		
		Type 類型	Material 用料
(b) Bathroom 浴室	Type and material of fittings and equipment 裝置及設備的類型及用料	Basin countertop 洗手盆檯面	Reconstituted stone 人造石
		Basin cabinet 洗手盆櫃	Wooden cabinet with plastic laminate finish and metal finish 膠板飾面及金屬飾面木製櫃
		Mirror cabinet 鏡櫃	Wooden cabinet with mirror finish, glass, metal and plastic laminated finish 鏡飾面、玻璃、金屬及膠板飾面木製櫃
		Shower shelf (Applicable to all Bathrooms with shower cubicle) 淋浴間層架 (適用於所有設有淋浴間的浴室)	Reconstituted stone 人造石
		Wash basin mixer 洗手盆水龍頭	Chrome plated 鍍鉻
		Wash basin 洗手盆	Vitreous china 陶瓷
		Water closet 坐廁	Vitreous china 陶瓷
		Towel bar 毛巾桿	Chrome plated 鍍鉻
		Paper holder 廁紙架	Chrome plated 鍍鉻
		Robe hook 掛勾	Chrome plated 鍍鉻
	Type and material of water supply system 供水系統的類型及用料	Cold Water and Hot Water Supply 冷水和熱水供應	Copper water pipes with thermal insulation for cold water supply and hot water supply pipes 冷水供應及熱水供應銅喉配有隔熱層
	Type and material of bathing facilities (including shower or bath tub, if applicable) 沐浴設施類型及用料 (包括花灑或浴缸，如適用)	Shower set 花灑套裝	Chrome plated 鍍鉻
		Shower cubicle 淋浴間	Tempered glass and metal frame 鋼化玻璃及金屬框
	Size of bath tub (if applicable) 浴缸大小 (如適用)	Not applicable 不適用	



3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述		
		Type 類型	Material 用料
(c) Kitchen 廚房	Material of sink unit 洗滌盆的用料	Stainless Steel 不銹鋼	
	Material of water supply system 供水系統的用料	Cold Water and Hot Water Supply 冷水和熱水供應	Copper water pipes with thermal insulation for cold water supply and hot water supply pipes 冷水供應及熱水供應銅喉配有隔熱外層
	Kitchen cabinet 廚櫃	Material 用料	Finishes 裝修物料
		Wooden cabinet 木製櫃	Plastic laminate finish and metal finish 膠板飾面及金屬飾面
	Type of all other fittings and equipment 所有其他裝置及設備的類型	Other fittings 其他裝置	Chrome plated sink mixer and metal hanging accessories 鍍鉻冷熱水龍頭及金屬掛件
		Other equipment 其他設備	For the provision of the fire service installations and equipment fitted in or near open kitchen, including smoke detectors and sprinkler heads, please refer to the “Schedule of Mechanical and Electrical Provisions of Flats” 有關安裝在開放式廚房內或附近的消防裝置及設備，包括煙霧感應器及消防花灑頭，請參閱「單位機電裝置數量說明表」
(d) Bedroom 睡房	Description 描述		
	Type and material of fittings (including built-in wardrobe) 裝置 (包括嵌入式衣櫃) 的類型及用料	Not Applicable 不適用	
(e) Telephone 電話	Location and number of connection points 接駁點的位置及數目	Please refer to the “Schedule of Mechanical and Electrical Provisions of Flats” 請參閱「單位機電裝置數量說明表」	
(f) Aerials 天線	Location and number of connection points 接駁點的位置及數目	Please refer to the “Schedule of Mechanical and Electrical Provisions of Flats” 請參閱「單位機電裝置數量說明表」	



3. INTERIOR FITTINGS 室內裝置

Item 細項	Description 描述		
(g) Electrical installations 電力裝置	Electrical fittings (including safety devices) 供電附件 (包括安全裝置)	Electrical fittings 供電配件	Faceplate for all switches and power sockets 所有開關掣及插座之面板
		Safety devices 安全裝置	Three-phases electricity supply with distribution boards are provided in all flats 三相電力供應並裝妥配電箱提供於所有單位
	Whether conduits are concealed or exposed 導管是隱藏或外露	Conduits are partly concealed and partly exposed ¹ . 導管是部分隱藏及部分外露 ¹	
	Location and number of power points and air- conditioner points 電插座及空調機接駁點的位置及數目	Please refer to the “Schedule of Mechanical and Electrical Provisions of Flats” 請參閱「單位機電裝置數量說明表」	
(h) Gas supply 氣體供應	Type, System and Location 類型、系統及位置	Not applicable 不適用	
(i) Washing machine connection point 洗衣機接駁點	Location 位置	Please refer to the “Schedule of Mechanical and Electrical Provisions of Flats” 請參閱「單位機電裝置數量說明表」	
	Design 設計	Drain point and water point are provided for Washer Dryer 設有洗衣乾衣機去水及來水接駁喉點	
(j) Water supply 供水	Material of water pipes 水管的用料	Copper water pipes with thermal insulation for cold water supply and hot water supply pipes 冷水供應及熱水供應喉管均採用配有隔熱外層之銅喉	
	Whether water pipes are concealed or exposed 水管是隱藏或外露	Water pipes are partly concealed and partly exposed ¹ 水管是部分隱藏及部分外露 ¹	
	Whether hot water is available 有否熱水供應	Hot water supply for Open Kitchens, Kitchens, Bathrooms and Lavatories 開放式廚房、廚房、浴室及洗手間均有熱水供應	

Note:

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

備註：

1. 除部分隱藏於混凝土內之導管及水管外，其他部分的導管及水管均為外露。外露的導管及水管可能被假天花、假陣、貯存櫃、覆蓋板、非混凝土間隔牆、指定之管道槽位或其他物料遮蓋或暗藏。



4. MISCELLANEOUS 雜項

Item 細項	Description 描述		
(a) Lifts 升降機	Brand name and model number 品牌名稱及產品型號	Brand name 品牌名稱	Toshiba 東芝
		Model number 產品型號	Lift no. L1 – L9 [Model: ELCOSMO-III (CV632)] L1 號至 L9 號升降機〔型號：ELCOSMO-III (CV632)〕 Lift no. L10 – L11 [Model: SPACEL-III (CV612)] L10 號至 L11 號升降機〔型號：SPACEL-III (CV612)〕
	Number of Lifts 升降機的數目		11
	Floors served by the Lifts 升降機到達的樓層		<u>Tower 1 第1座</u> Lift no. L1 – L3: G/F, 2/F – 3/F, 5/F – 12/F, 15/F – 18/F L1 號至 L3 號升降機：地下、2 樓至 3 樓、5 樓至 12 樓、15 樓至 18 樓 <u>Tower 2 第2座</u> Lift no. L4 – L6: G/F, 2/F – 3/F, 5/F – 12/F, 15/F – 18/F L4 號至 L6 號升降機：地下、2 樓至 3 樓、5 樓至 12 樓、15 樓至 18 樓 <u>Tower 3 第3座</u> Lift no. L7 – L9: G/F, 2/F – 3/F, 5/F – 12/F, 15/F – 18/F L7 號至 L9 號升降機：地下、2 樓至 3 樓、5 樓至 12 樓、15 樓至 18 樓 <u>Podium 基座</u> Lift no. L10: B/F, G/F L10 號升降機：地庫、地下 Lift no. L11: B/F, G/F L11 號升降機：地庫、地下

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

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



4. MISCELLANEOUS 雜項

Item 細項	Description 描述			
(b) Letter box 信箱	Material 用料	Metal 金屬		
(c) Refuse collection 垃圾收集	Means of refuse collection 垃圾收集的方法	Collected by cleaners 由清潔工人收集		
	Location of refuse room 垃圾房的位置	Refuse storage and material recovery room is provided in the common area of each residential floor 每層住宅樓層公用地方設垃圾及物料回收房 Refuse storage and material recovery chamber is provided on G/F 垃圾及物料回收房設於地下		
(d) Water meter, Electricity meter, Gas meter 水錶、電錶及氣體錶		Water meter 水錶	Electricity meter 電錶	Gas meter 氣體錶
	Location 位置	Water meter for each flat inside Water Meter Cabinet on each floor 各單位水錶設於各樓層之水錶櫃內	Electricity meter for each flat inside Electric Meter Room 1 and Electric Meter Room 2 on each floor 各單位電錶設於各樓層之電錶房1及電錶房2內	Not applicable 不適用
	Whether they are separate or communal meters for residential properties 就住宅單位而言是獨立抑或公用的錶	Separate meter 獨立錶	Separate meter 獨立錶	Not applicable 不適用



5. SECURITY FACILITIES 保安設施

Item 細項	Description 描述	
Security system and equipment (including details of built-in provisions and their locations) 保安系統及設備 (包括嵌入式的裝備的細節及其位置)	Access control and security system 入口通道控制及保安系統	Smart card and QR code verification access control system are installed at residential tower entrance lobby at G/F, clubhouse and residential lifts for residents’ or visitors’ access 地下住宅大廈入口大堂、會所及住客升降機裝有智能咭及二維碼訪客識別入口通道控制系統供住客或訪客進出 Smart card and mobile app access control system are installed at residential lift for residents’ access 住客升降機裝有智能咭及流動應用程式入口通道控制系統供住客進出
	CCTV 閉路電視	CCTV cameras are provided along boundary fence wall, residential tower entrance lobby, carpark lift lobby at B/F and G/F, staircase exits at roof, all lifts and common area 沿邊界圍牆、住宅大廈入口大堂、地庫及地下停車場升降機大堂、天台之樓梯出口、所有升降機及公用範圍均裝有閉路電視 The CCTV signals are connected to the G/F caretaker office 閉路電視信號連接地下管理處

6. APPLIANCES 設備

Item 細項	Description 描述
Brand name and model number 品牌名稱及產品型號	Please refer to the “Appliances Schedule” 請參閱「設備說明表」

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

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



Appliances Schedule – Master Bathroom, Bathroom 設備說明表 – 主人浴室、浴室

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Tower 1 第1座														
				2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓														
				Flat 單位														
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	/	/	/	/	/	/	/	/	/	/	/	/	/	/	✓
	Thermo-ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	/	/	/	/	/	/	/	/	/	/	/	/	/	/	✓
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo-ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Notes:

- 1. The symbol (✓) as shown in the above table denotes “Provided”.
- 2. The symbol (–) as shown in the above table denotes “Not provided”.
- 3. The symbol (/) as shown in the above table denotes “Not applicable”.

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

備註：

- 1. 上表內之(✓)符號代表「有提供」。
- 2. 上表內之(–)符號代表「沒有提供」。
- 3. 上表內之(/)符號代表「不適用」。

Appliances Schedule – Master Bathroom, Bathroom, Lavatory 設備說明表 – 主人浴室、浴室、洗手間

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Tower 1 第1座											
				18/F 18樓											
				Flat 單位											
				A	B	C	E	H	L	M	N	P	Q	R	S
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	/	/	/	✓	✓	/	/	/	/	✓	/	/
	Thermo-ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	/	/	/	✓	✓	/	/	/	/	✓	/	/
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo-ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lavatory 洗手間	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	/	/	/	✓	✓	/	/	/	/	/	/	/
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 A1	/	/	/	✓	✓	/	/	/	/	/	/	/

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

Notes:

- 1. The symbol (✓) as shown in the above table denotes “Provided”.
- 2. The symbol (–) as shown in the above table denotes “Not provided”.
- 3. The symbol (/) as shown in the above table denotes “Not applicable”.

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

備註：

- 1. 上表內之(✓)符號代表「有提供」。
- 2. 上表內之(–)符號代表「沒有提供」。
- 3. 上表內之(/)符號代表「不適用」。



Appliances Schedule – Master Bathroom, Bathroom 設備說明表 – 主人浴室、浴室

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Tower 2 第2座											
				2/F – 3/F, 5/F – 12/F and 15/F – 18/F 2樓至3樓、5樓至12樓及15樓至18樓											
				Flat 單位											
				A	B	C	D	E	F	G	H	J	K	L	M
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	/	/	/	/	/	/	/	/	/	✓	/	/
	Thermo-ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	/	/	/	/	/	/	/	/	/	✓	/	/
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo-ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Notes:

- 1. The symbol (✓) as shown in the above table denotes “Provided”.
- 2. The symbol (–) as shown in the above table denotes “Not provided”.
- 3. The symbol (/) as shown in the above table denotes “Not applicable”.

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

備註：

- 1. 上表內之(✓)符號代表「有提供」。
- 2. 上表內之(–)符號代表「沒有提供」。
- 3. 上表內之(/)符號代表「不適用」。



Appliances Schedule – Bathroom 設備說明表 – 浴室

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Tower 3 第3座											
				2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓											
				Flat 單位											
				A	B	C	D	E	F	G	H	J	K	L	M
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo-ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

Notes:

- 1. The symbol (✓) as shown in the above table denotes “Provided”.
- 2. The symbol (–) as shown in the above table denotes “Not provided”.
- 3. The symbol (/) as shown in the above table denotes “Not applicable”.

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

備註：

- 1. 上表內之(✓)符號代表「有提供」。
- 2. 上表內之(–)符號代表「沒有提供」。
- 3. 上表內之(/)符號代表「不適用」。



Appliances Schedule – Master Bathroom, Bathroom, Lavatory 設備說明表 – 主人浴室、浴室、洗手間

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Tower 3 第3座								
				18/F 18樓								
				Flat 單位								
				A	C	F	G	H	J	K	L	M
Master Bathroom 主人浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	/	✓	/	/	/	/	/	/	/
	Thermo-ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	/	✓	/	/	/	/	/	/	/
Bathroom 浴室	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Thermo-ventilator 浴室寶	Panasonic 樂聲	FV-40BE3H2	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lavatory 洗手間	Electric Water Heater 電熱水爐	German Pool 德國寶	DCN	/	✓	/	/	/	/	/	/	/
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 125 A1	/	✓	/	/	/	/	/	/	/

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

Notes:

- 1. The symbol (✓) as shown in the above table denotes “Provided”.
- 2. The symbol (–) as shown in the above table denotes “Not provided”.
- 3. The symbol (/) as shown in the above table denotes “Not applicable”.

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

備註：

- 1. 上表內之(✓)符號代表「有提供」。
- 2. 上表內之(–)符號代表「沒有提供」。
- 3. 上表內之(/)符號代表「不適用」。

Appliances Schedule – Air Conditioner 設備說明表 – 冷氣機

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號		Tower 1 第1座																
					2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓																
			Indoor Unit 室內機	Outdoor Unit 室外機	Flat 單位																
					A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S
Living Room and Dining Room 客廳及飯廳	VRV Type Air-Conditioner 可變製冷劑流量空調機	Daikin 大金	FXAQ50BVMN	RJZQ5BAV	✓	✓	✓	✓	✓	✓	✓	–	–	✓	✓	✓	✓	–	–	✓	
			FXAQ63BVMN	RJLQ6BAV	–	–	–	–	–	–	–	–	–	–	–	–	✓	✓	–		
	Multi Type Air-Conditioner 多聯式分體空調機		FTXS50KAVMN	4MXS100AA	–	–	–	–	–	–	–	✓	✓	–	–	–	–	–	–	–	
Master Bedroom 主人睡房	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ32BVMN	RJLQ6BAV	/	/	/	/	/	/	/	/	/	/	/	/	✓	/	/		
Bedroom 1 睡房1	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ32BVMN	RJZQ5BAV	✓	✓	✓	✓	✓	✓	✓	–	–	✓	✓	✓	✓	✓	/	–	✓
			FXAQ32BVMN	RJLQ6BAV	–	–	–	–	–	–	–	–	–	–	–	–	–	–	/	✓	–
	Multi Type Air-Conditioner 多聯式分體空調機		FTXS25KVMN	4MXS100AA	–	–	–	–	–	–	–	–	✓	✓	–	–	–	–	/	–	–
Bedroom 2 睡房2	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ25BVMN	RJZQ5BAV	✓	✓	✓	✓	✓	✓	✓	/	/	✓	✓	✓	✓	✓	–	–	✓
			FXAQ25BVMN	RJLQ6BAV	–	–	–	–	–	–	–	–	/	/	–	–	–	–	–	✓	✓
Bedroom 3 睡房3	VRV Type Air-Conditioner 可變製冷劑流量空調機			FXAQ25BVMN	RJLQ6BAV	/	/	/	/	/	/	/	/	/	/	/	/	/	✓	✓	/

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

Notes:

- 1. The symbol (✓) as shown in the above table denotes “Provided”.
- 2. The symbol (–) as shown in the above table denotes “Not provided”.
- 3. The symbol (/) as shown in the above table denotes “Not applicable”.

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

備註：

- 1. 上表內之(✓)符號代表「有提供」。
- 2. 上表內之(–)符號代表「沒有提供」。
- 3. 上表內之(/)符號代表「不適用」。



Appliances Schedule – Air Conditioner 設備說明表 – 冷氣機

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號		Tower 1 第1座											
					18/F 18樓											
			Indoor Unit 室內機	Outdoor Unit 室外機	Flat 單位											
					A	B	C	E	H	L	M	N	P	Q	R	S
Living Room and Dining Room 客廳及飯廳	VRV Type Air-Conditioner 可變製冷劑流量空調機	Daikin 大金	FXAQ50BVMN	RJZQ5BAV	✓	✓	✓	–	–	✓	✓	✓	✓	–	–	✓
			FXAQ63BVMN	RJZQ5BAV*	–	–	–	✓	✓	–	–	–	–	–	–	–
			FXAQ63BVMN	RJZQ5BAV#	–	–	–	✓	✓	–	–	–	–	–	–	–
			FXAQ63BVMN	RJLQ6BAV	–	–	–	–	–	–	–	–	–	✓	✓	–
Master Bedroom 主人睡房	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ32BVMN	RJZQ5BAV#	/	/	/	✓	✓	/	/	/	/	–	/	/
			FXAQ32BVMN	RJLQ6BAV	/	/	/	–	–	/	/	/	/	✓	/	/
Bedroom 1 睡房 1	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ32BVMN	RJZQ5BAV	✓	✓	✓	/	/	✓	✓	✓	✓	/	–	✓
			FXAQ32BVMN	RJLQ6BAV	–	–	–	/	/	–	–	–	–	/	✓	–
Bedroom 2 睡房 2	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ25BVMN	RJZQ5BAV	✓	✓	✓	–	–	✓	✓	✓	✓	–	–	✓
			FXAQ25BVMN	RJZQ5BAV#	–	–	–	✓	✓	–	–	–	–	–	–	–
			FXAQ25BVMN	RJLQ6BAV	–	–	–	–	–	–	–	–	–	✓	✓	–
Bedroom 3 睡房 3	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ25BVMN	RJZQ5BAV*	/	/	/	✓	✓	/	/	/	/	–	–	/
			FXAQ25BVMN	RJLQ6BAV	/	/	/	–	–	/	/	/	/	✓	✓	/
Utility Room 工作間	VRV Type Air-Conditioner 可變製冷劑流量空調機			FXAQ25BVMN	RJZQ5BAV*	/	/	/	✓	✓	/	/	/	/	/	/

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

Notes:

1. The symbol (✓) as shown in the above table denotes “Provided”.
2. The symbol (–) as shown in the above table denotes “Not provided”.
3. The symbol (/) as shown in the above table denotes “Not applicable”.
4. The symbol (*) as shown in the above table denotes “Share Outdoor Unit”.
5. The symbol (#) as shown in the above table denotes “Share Outdoor 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表內之(✓)符號代表「有提供」。
2. 上表內之(–)符號代表「沒有提供」。
3. 上表內之(/)符號代表「不適用」。
4. 上表內之(*)符號代表「共用室外機」。
5. 上表內之(#)符號代表「共用室外機」。

Appliances Schedule – Air Conditioner 設備說明表 – 冷氣機

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號		Tower 2 第2座											
					2/F – 3/F, 5/F – 12/F and 15/F – 18/F 2樓至3樓、5樓至12樓及15樓至18樓											
			Indoor Unit 室內機	Outdoor Unit 室外機	Flat 單位											
					A	B	C	D	E	F	G	H	J	K	L	M
Living Room and Dining Room 客廳及飯廳	VRV Type Air-Conditioner 可變製冷劑流量空調機	Daikin 大金	FXAQ50BVMN	RJZQ5BAV	✓	✓	–	✓	✓	✓	✓	✓	✓	–	–	✓
			FXAQ63BVMN	RJLQ6BAV	–	–	–	–	–	–	–	–	–	✓	✓	–
	Multi Type Air-Conditioner 多聯式分體空調機		FTXS50KAVMN	4MXS100AA	–	–	✓	–	–	–	–	–	–	–	–	–
Master Bedroom 主人睡房	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ32BVMN	RJLQ6BAV	/	/	/	/	/	/	/	/	/	✓	/	/
Bedroom 1 睡房 1	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ32BVMN	RJZQ5BAV	✓	✓	–	✓	✓	✓	✓	✓	✓	/	–	✓
			FXAQ32BVMN	RJLQ6BAV	–	–	–	–	–	–	–	–	–	/	✓	–
	Multi Type Air-Conditioner 多聯式分體空調機		FTXS25KVMN	4MXS100AA	–	–	✓	–	–	–	–	–	–	/	–	–
Bedroom 2 睡房 2	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ25BVMN	RJZQ5BAV	✓	✓	/	✓	✓	✓	✓	✓	✓	–	–	✓
			FXAQ25BVMN	RJLQ6BAV	–	–	/	–	–	–	–	–	–	✓	✓	–
Bedroom 3 睡房 3	VRV Type Air-Conditioner 可變製冷劑流量空調機			FXAQ25BVMN	RJLQ6BAV	/	/	/	/	/	/	/	/	/	✓	✓

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

Notes:

- 1. The symbol (✓) as shown in the above table denotes “Provided”.
- 2. The symbol (–) as shown in the above table denotes “Not provided”.
- 3. The symbol (/) as shown in the above table denotes “Not applicable”.

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

備註：

- 1. 上表內之(✓)符號代表「有提供」。
- 2. 上表內之(–)符號代表「沒有提供」。
- 3. 上表內之(/)符號代表「不適用」。



Appliances Schedule – Air Conditioner 設備說明表 – 冷氣機

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號		Tower 3 第3座											
					2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓											
			Indoor Unit 室內機	Outdoor Unit 室外機	Flat 單位											
					A	B	C	D	E	F	G	H	J	K	L	M
Living Room and Dining Room 客廳及飯廳	VRV Type Air-Conditioner 可變製冷劑流量空調機	Daikin 大金	FXAQ50BVMN	RJZQ5BAV	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	✓
	Multi Type Air-Conditioner 多聯式分體空調機		FTXS50KAVMN	4MXS100AA	–	–	–	–	–	✓	–	–	–	–	–	–
Bedroom 1 睡房1	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ32BVMN	RJZQ5BAV	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	✓
	Multi Type Air-Conditioner 多聯式分體空調機		FTXS25KVMN	4MXS100AA	–	–	–	–	–	✓	–	–	–	–	–	–
Bedroom 2 睡房2	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ25BVMN	RJZQ5BAV	✓	✓	✓	✓	✓	/	✓	✓	✓	✓	✓	✓

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

Notes:

- 1. The symbol (✓) as shown in the above table denotes “Provided”.
- 2. The symbol (–) as shown in the above table denotes “Not provided”.
- 3. The symbol (/) as shown in the above table denotes “Not applicable”.

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

備註：

- 1. 上表內之(✓)符號代表「有提供」。
- 2. 上表內之(–)符號代表「沒有提供」。
- 3. 上表內之(/)符號代表「不適用」。

Appliances Schedule – Air Conditioner 設備說明表 – 冷氣機

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號		Tower 3 第3座								
					18/F 18樓								
			Indoor Unit 室內機	Outdoor Unit 室外機	Flat 單位								
					A	C	F	G	H	J	K	L	M
Living Room and Dining Room 客廳及飯廳	VRV Type Air-Conditioner 可變製冷劑流量空調機	Daikin 大金	FXAQ50BVMN	RJZQ5BAV	✓	–	–	✓	✓	✓	✓	✓	✓
			FXAQ63BVMN	RJZQ5BAV#	–	✓	–	–	–	–	–	–	–
	FXAQ63BVMN		RJLQ6BAV*	–	✓	–	–	–	–	–	–	–	
	Multi Type Air-Conditioner 多聯式分體空調機		FTXS50KAVMN	4MXS100AA	–	–	✓	–	–	–	–	–	–
Master Bedroom 主人睡房	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ32BVMN	RJZQ5BAV#	/	✓	/	/	/	/	/	/	/
Bedroom 1 睡房 1	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ32BVMN	RJZQ5BAV	✓	/	–	✓	✓	✓	✓	✓	✓
	Multi Type Air-Conditioner 多聯式分體空調機		FTXS25KVMN	4MXS100AA	–	/	✓	–	–	–	–	–	–
Bedroom 2 睡房 2	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ25BVMN	RJZQ5BAV	✓	–	/	✓	✓	✓	✓	✓	✓
			FXAQ25BVMN	RJZQ5BAV#	–	✓	/	–	–	–	–	–	–
Bedroom 3 睡房 3	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ25BVMN	RJLQ6BAV*	/	✓	/	/	/	/	/	/	/
Bedroom 4 睡房 4	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ25BVMN	RJLQ6BAV*	/	✓	/	/	/	/	/	/	/
Utility Room 工作間	VRV Type Air-Conditioner 可變製冷劑流量空調機		FXAQ25BVMN	RJLQ6BAV*	/	✓	/	/	/	/	/	/	/

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

Notes:

1. The symbol (✓) as shown in the above table denotes “Provided”.
2. The symbol (–) as shown in the above table denotes “Not provided”.
3. The symbol (/) as shown in the above table denotes “Not applicable”.
4. The symbol (*) as shown in the above table denotes “Share Outdoor Unit”.
5. The symbol (#) as shown in the above table denotes “Share Outdoor 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升降機或設備，便會安裝品質相若的升降機或設備。

備註：

1. 上表內之(✓)符號代表「有提供」。
2. 上表內之(–)符號代表「沒有提供」。
3. 上表內之(/)符號代表「不適用」。
4. 上表內之(*)符號代表「共用室外機」。
5. 上表內之(#)符號代表「共用室外機」。



Appliances Schedule – Open Kitchen, Living Room and Dining Room, Balcony and Utility Platform, Flat Roof 設備說明表 – 開放式廚房、客廳及飯廳、露台及工作平台、平台

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Tower 1 第1座															
				2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓															
				Flat 單位															
				A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	✓
		Siemens 西門子	EH675LDC2E	–	–	–	–	–	–	–	–	–	–	–	–	–	✓	✓	–
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK+	✓	✓	✓	✓	✓	✓	✓	–	–	✓	✓	✓	✓	✓	✓	✓
	7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐	Siemens 西門子	CP269AGS0K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH	KGN36IJ3CK	✓	✓	✓	–	–	–	✓	–	–	–	–	–	✓	✓	–	–
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH	KGN36IJ3CK	–	–	–	✓	✓	✓	–	✓	✓	✓	✓	–	–	✓	✓	–
Balcony and Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK	–*	–*	–*	–*	–*	–*	–*	✓*	✓*	–*	–*	–*	–*	–*	–*	–*
				/^	/^	/^	/^	/^	/^	/^	/^	/^	/^	/^	/^	/^	/^	/^	/^
Flat Roof 平台	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*
				–^	–^	–^	–^	–^	–^	–^	✓^	✓^	–^	–^	–^	–^	–^	–^	–^

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

Notes:

1. The symbol (✓) as shown in the above table denotes “Provided”.
2. The symbol (–) as shown in the above table denotes “Not provided”.
3. The symbol (/) as shown in the above table denotes “Not applicable”.
4. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
5. The symbol (*) as shown in the above table denotes “Applicable to residential units on 3/F, 5/F – 12/F, 15/F – 17/F only”.
6. The symbol (^) as shown in the above table denotes “Applicable to residential units on 2/F only”.
7. The symbol (+) as shown in the above table denotes “Installed with built-under type Washer Dryer”

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

備註：

1. 上表內之(✓)符號代表「有提供」。
2. 上表內之(–)符號代表「沒有提供」。
3. 上表內之(/)符號代表「不適用」。
4. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
5. 上表符號(*)表示「只適用於3樓、5樓至12樓、15樓至17樓的住宅物業」。
6. 上表符號(^)表示「只適用於2樓的住宅物業」。
7. 上表符號(+)表示「洗衣乾衣機為櫃底安裝類型」。

Appliances Schedule – Kitchen / Open Kitchen, Living Room and Dining Room 設備說明表 – 廚房/開放式廚房、客廳及飯廳

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Tower 1 第1座											
				18/F 18樓											
				Flat 單位											
				A	B	C	E	H	L	M	N	P	Q	R	S
Kitchen / Open Kitchen 廚房/開放式廚房	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	✓	✓	✓	–	–	✓	✓	✓	✓	–	–	✓
		Siemens 西門子	EH675LDC2E	–	–	–	✓	✓	–	–	–	–	✓	✓	–
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK+	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐	Siemens 西門子	CP269AGS0K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 160 B1	–	–	–	✓	✓	–	–	–	–	–	–	–
	Refrigerator 雪櫃	BOSCH	KGN36IJ3CK	✓	✓	✓	✓	✓	–	–	✓	✓	–	–	✓
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH	KGN36IJ3CK	–	–	–	–	–	✓	✓	–	–	✓	✓	–

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

Notes:

1. The symbol (✓) as shown in the above table denotes “Provided”.
2. The symbol (–) as shown in the above table denotes “Not provided”.
3. The symbol (/) as shown in the above table denotes “Not applicable”.
4. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
5. The symbol (+) as shown in the above table denotes “Installed with built-under type Washer Dryer”

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

備註：

1. 上表內之(✓)符號代表「有提供」。
2. 上表內之(–)符號代表「沒有提供」。
3. 上表內之(/)符號代表「不適用」。
4. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
5. 上表符號(+)表示「洗衣乾衣機為櫃底安裝類型」。



Appliances Schedule – Open Kitchen, Living Room and Dining Room, Balcony and Utility Platform, Flat Roof 設備說明表 – 開放式廚房、客廳及飯廳、露台及工作平台、平台

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Tower 2 第2座											
				2/F – 3/F, 5/F – 12/F and 15/F – 18/F 2樓至3樓、5樓至12樓及15樓至18樓											
				Flat 單位											
				A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–	✓
		Siemens 西門子	EH675LDC2E	–	–	–	–	–	–	–	–	–	✓	✓	–
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK+	✓	✓	–	✓	✓	✓	✓	✓	✓	✓	✓	✓
	7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐	Siemens 西門子	CP269AGS0K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH	KGN36IJ3CK	✓	✓	–	–	–	–	–	✓	–	–	–	✓
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH	KGN36IJ3CK	–	–	✓	✓	✓	✓	✓	–	✓	✓	✓	–
Balcony and Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK	–*	–*	✓*	–*	–*	–*	–*	–*	–*	–*	–*	–*
				/^	/^	/^	/^	/^	/^	/^	/^	/^	/^	/^	/^
Flat Roof 平台	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*
				–^	–^	✓^	–^	–^	–^	–^	–^	–^	–^	–^	–^

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

Notes:

1. The symbol (✓) as shown in the above table denotes “Provided”.
2. The symbol (–) as shown in the above table denotes “Not provided”.
3. The symbol (/) as shown in the above table denotes “Not applicable”.
4. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
5. The symbol (*) as shown in the above table denotes “Applicable to residential units on 3/F, 5/F – 12/F, 15/F – 17/F only”.
6. The symbol (^) as shown in the above table denotes “Applicable to residential units on 2/F only”.
7. The symbol (+) as shown in the above table denotes “Installed with built-under type Washer Dryer”

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

備註：

1. 上表內之(✓)符號代表「有提供」。
2. 上表內之(–)符號代表「沒有提供」。
3. 上表內之(/)符號代表「不適用」。
4. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
5. 上表符號(*)表示「只適用於3樓、5樓至12樓、15樓至17樓的住宅物業」。
6. 上表符號(^)表示「只適用於2樓的住宅物業」。
7. 上表符號(+)表示「洗衣乾衣機為櫃底安裝類型」。



Appliances Schedule – Open Kitchen, Living Room and Dining Room, Balcony and Utility Platform, Flat Roof 設備說明表 – 開放式廚房、客廳及飯廳、露台及工作平台、平台

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Tower 3 第3座											
				2/F – 3/F, 5/F – 12/F and 15/F – 17/F 2樓至3樓、5樓至12樓及15樓至17樓											
				Flat 單位											
				A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK+	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓	✓
	7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐	Siemens 西門子	CP269AGS0K	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	BOSCH	KGN36IJ3CK	✓	–	–	–	✓	–	✓	✓	✓	–	–	✓
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH	KGN36IJ3CK	–	✓	✓	✓	–	✓	–	–	–	✓	✓	–
Balcony and Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK	–*	–*	–*	–*	–*	✓*	–*	–*	–*	–*	–*	–*
				/^	/^	/^	/^	/^	/^	/^	/^	/^	/^	/^	/^
Flat Roof 平台	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*
				–^	–^	–^	–^	–^	✓^	–^	–^	–^	–^	–^	–^

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

Notes:

1. The symbol (✓) as shown in the above table denotes “Provided”.
2. The symbol (–) as shown in the above table denotes “Not provided”.
3. The symbol (/) as shown in the above table denotes “Not applicable”.
4. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
5. The symbol (*) as shown in the above table denotes “Applicable to residential units on 3/F, 5/F – 12/F, 15/F – 17/F only”.
6. The symbol (^) as shown in the above table denotes “Applicable to residential units on 2/F only”.
7. The symbol (+) as shown in the above table denotes “Installed with built-under type Washer Dryer”

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

備註：

1. 上表內之(✓)符號代表「有提供」。
2. 上表內之(–)符號代表「沒有提供」。
3. 上表內之(/)符號代表「不適用」。
4. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
5. 上表符號(*)表示「只適用於3樓、5樓至12樓、15樓至17樓的住宅物業」。
6. 上表符號(^)表示「只適用於2樓的住宅物業」。
7. 上表符號(+)表示「洗衣乾衣機為櫃底安裝類型」。



Appliances Schedule – Kitchen / Open Kitchen, Living Room and Dining Room, Balcony and Utility Platform 設備說明表 – 廚房/開放式廚房、客廳及飯廳、露台及工作平台

Location 位置	Appliance 設備	Brand 品牌	Model No. 型號	Tower 3 第3座								
				18/F 18樓								
				Flat 單位								
				A	C	F	G	H	J	K	L	M
Kitchen / Open Kitchen 廚房/開放式廚房	Induction Hob 電磁爐	Siemens 西門子	EH375FBB1E	✓	–	✓	✓	✓	✓	✓	✓	✓
		Siemens 西門子	EH675LDC2E	–	✓	–	–	–	–	–	–	–
	Telescopic Cooker Hood 拉趟式抽油煙機	Siemens 西門子	LI67SA531B	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK+	✓	✓	–	✓	✓	✓	✓	✓	✓
	7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐	Siemens 西門子	CP269AGS0K	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Electric Water Heater 電熱水爐	German Pool 德國寶	GPI-M6	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Ostberg 奧斯博格	LPK 160 B1	–	✓	–	–	–	–	–	–	–
	Refrigerator 雪櫃	BOSCH	KGN36IJ3CK	✓	✓	–	✓	✓	✓	–	–	✓
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	BOSCH	KGN36IJ3CK	–	–	✓	–	–	–	✓	✓	–
Balcony and Utility Platform 露台及工作平台	Washer Dryer 洗衣乾衣機	Siemens 西門子	WD14S469HK	–	–	✓	–	–	–	–	–	–

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

Notes:

1. The symbol (✓) as shown in the above table denotes “Provided”.
2. The symbol (–) as shown in the above table denotes “Not provided”.
3. The symbol (/) as shown in the above table denotes “Not applicable”.
4. The Vendor may substitute the appliances with the same model but with opposite side of hinge which is of comparable quality.
5. The symbol (+) as shown in the above table denotes “Installed with built-under type Washer Dryer”

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

備註：

1. 上表內之(✓)符號代表「有提供」。
2. 上表內之(–)符號代表「沒有提供」。
3. 上表內之(/)符號代表「不適用」。
4. 賣方可能以相反方向的鉸鏈但品質相若的相同型號產品代替設備。
5. 上表符號(+)表示「洗衣乾衣機為櫃底安裝類型」。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座																
			2/F 2樓																
			Flat 單位																
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S
Main Entrance 大門入口	Door Bell Button 門鐘掣		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	Lighting Switch 燈掣		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
	Lighting Point 燈位		4	3	3	3	3	4	5	4	4	3	3	3	5	3	7	5	4
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Data Point / Telephone Outlet 網絡插座/電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	Switch for Air-Conditioner 冷氣機開關掣		—	1	1	1	1	1	1	1	1	1	1	1	1	1	1	—	
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		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	
	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	
		Distribution Board 配電箱		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

1. The symbol (–) as shown in the above table denotes “Not provided”.
2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座																
			2/F 2樓																
			Flat 單位																
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S
Living Room and Dining Room 客廳及飯廳		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	–	–	–	1	1	1	–	1	1	1	1	1	–	–	1	1	–
	Smoke Detector with Sounder Base 煙霧感應器連響底座		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
Open Kitchen 開放式廚房	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	1	1	2	2	2	2	2	2	2	2
		Connection Unit for Induction Hob 供電磁爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for 7-in-1 Steam Oven with Microwave Function 供7合1智能微蒸烤焗爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	1	1	–	–	–	1	–	–	–	–	–	1	1	–	–	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for 7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	–	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1

Notes:

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

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。
3. 上表所示之(#)代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座															
			2/F 2樓															
			Flat 單位															
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
Open Kitchen 開放式廚房		Switched Single Socket Outlet for Telescopic Cooker Hood 單頭插座連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	1	1	1	1	1	1	–	–	1	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	1	1	–	–	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Sidewall Type Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	2#	2#	1#	2#	1#	1#	2#	1#	1#	1#	1#	1#	1#	1#	1#	2#
Master Bedroom 主人睡房	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
	LAN Port Faceplate 區域網連接埠面板		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/

Notes:

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

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。
3. 上表所示之(#)代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座																
			2/F 2樓																
			Flat 單位																
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S
Bedroom 1 睡房 1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2	/	2	2
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
Bedroom 3 睡房 3	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	LAN Port Faceplate 區域網連接埠面板		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
Master Bathroom 主人浴室	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/
		Single Socket Outlet 單頭插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
		Switch for Thermo-Ventilator 浴室寶開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/

Notes:

- 1. The symbol (–) as shown in the above table denotes “Not provided”.
- 2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

- 1. 上表內之(–)符號代表「沒有提供」。
- 2. 上表內之(/)符號代表「不適用」。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座																
			2/F 2樓																
			Flat 單位																
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Switch for Thermo-Ventilator 浴室實開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Flat Roof 平台	Lighting Point 燈位		6	5	6	5	5	6	5	4	4	5	5	5	6	5	6	8	6
	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	—	—	1	
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	1	
		Switched Single Waterproof Socket Outlet for Washer Dryer 單頭防水插座連開關掣供洗衣乾衣機	—	—	—	—	—	—	—	1	1	—	—	—	—	—	—	—	
		Washer Dryer Connection Point 洗衣乾衣機接駁點	—	—	—	—	—	—	—	1	1	—	—	—	—	—	—	—	
		Waterproof Fused Spur Unit for Cabinet Light 防水菲士蘇供櫃燈	—	—	—	—	—	—	—	1	1	—	—	—	—	—	—	—	
Common Flat Roof 公用平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		—	—	—	—	—	—	—	—	—	—	—	—	—	1	1	—	

Notes:

1. The symbol (-) as shown in the above table denotes “Not provided”.
2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之(-)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座																
			3/F, 5/F – 12/F and 15/F – 17/F 3樓、5樓至12樓及15樓至17樓																
			Flat 單位																
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S
Main Entrance 大門入口	Door Bell Button 門鐘掣		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	Lighting Switch 燈掣		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
	Lighting Point 燈位		4	3	3	3	3	4	5	4	4	3	3	3	5	3	7	5	4
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Data Point / Telephone Outlet 網絡插座/電話插座		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
	Switch for Air-Conditioner 冷氣機開關掣		–	1	1	1	1	1	1	1	1	1	1	1	1	1	1	–	
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		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	
	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	
		Distribution Board 配電箱		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃		–	–	–	1	1	1	–	1	1	1	1	–	–	1	1	–

Notes:

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座																
			3/F, 5/F – 12/F and 15/F – 17/F 3樓、5樓至12樓及15樓至17樓																
			Flat 單位																
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S
Living Room and Dining Room 客廳及飯廳	Smoke Detector with Sounder Base 煙霧感應器連響底座		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	
Open Kitchen 開放式廚房	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	1	1	2	2	2	2	2	2	2	
		Connection Unit for Induction Hob 供電磁爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Connection Unit for 7-in-1 Steam Oven with Microwave Function 供7合1智能微蒸烤焗爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	1	1	–	–	–	1	–	–	–	–	–	1	1	–	–	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for 7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Telescopic Cooker Hood 單頭插座連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

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

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。
3. 上表所示之(#)代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座															
			3/F, 5/F – 12/F and 15/F – 17/F 3樓、5樓至12樓及15樓至17樓															
			Flat 單位															
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
Open Kitchen 開放式廚房	Switch for Air-Conditioner 冷氣機開關掣		1	–	–	–	–	–	–	–	–	–	–	–	–	–	–	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	1	1	1	1	1	1	–	–	1	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	1	1	–	–	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Sidewall Type Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	2#	2#	1#	2#	1#	1#	2#	1#	1#	1#	1#	1#	1#	1#	1#	2#
Master Bedroom 主人睡房	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
	LAN Port Faceplate 區域網連接埠面板		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	2	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/

Notes:

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

備註：

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3. 上表所示之(#)代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座																
			3/F, 5/F – 12/F and 15/F – 17/F 3樓、5樓至12樓及15樓至17樓																
			Flat 單位																
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R	S
Bedroom 1 睡房 1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2	2	2	/	2	2
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	/	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	/	/	1	1	1	1	1	1	1	1
Bedroom 3 睡房 3	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	LAN Port Faceplate 區域網連接埠面板		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	1	/
Master Bathroom 主人浴室	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	/	/	/	/	/	3	/	/
		Single Socket Outlet 單頭插座	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/
		Switch for Thermo-Ventilator 浴室寶開關掣	/	/	/	/	/	/	/	/	/	/	/	/	/	/	1	/	/

Notes:

- 1. The symbol (–) as shown in the above table denotes “Not provided”.
- 2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

- 1. 上表內之(–)符號代表「沒有提供」。
- 2. 上表內之(/)符號代表「不適用」。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座															
			3/F, 5/F – 12/F and 15/F – 17/F 3樓、5樓至12樓及15樓至17樓															
			Flat 單位															
			A	B	C	D	E	F	G	H	J	K	L	M	N	P	Q	R
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo-Ventilator 浴室實開關掣	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Waterproof Socket Outlet for Washer Dryer 單頭防水插座連開關掣供洗衣乾衣機	–	–	–	–	–	–	–	1	1	–	–	–	–	–	–	–
		Washer Dryer Connection Point 洗衣乾衣機接駁點	–	–	–	–	–	–	–	1	1	–	–	–	–	–	–	–
		Waterproof Fused Spur Unit for Cabinet Light 防水菲士蘇供櫃燈	–	–	–	–	–	–	–	1	1	–	–	–	–	–	–	–
Air-Conditioner Platform 冷氣機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

1. The symbol (–) as shown in the above table denotes “Not provided”.
2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座											
			18/F 18樓											
			Flat 單位											
			A	B	C	E	H	L	M	N	P	Q	R	S
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		3	3	3	8	8	3	3	3	3	3	3	3
	Lighting Point 燈位		4	3	3	6	6	3	3	5	3	7	5	4
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座/電話插座		1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		–	1	1	2	2	1	1	1	1	1	1	–
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		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
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		–	–	–	1	1	–	–	–	–	–	–	–
		Distribution Board 配電箱	1	1	1	–	–	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

1. The symbol (–) as shown in the above table denotes “Not provided”.
2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座											
			18/F 18樓											
			Flat 單位											
			A	B	C	E	H	L	M	N	P	Q	R	S
Living Room and Dining Room 客廳及飯廳		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	–	–	–	–	–	1	1	–	–	1	1	–
	Smoke Detector with Sounder Base 煙霧感應器連響底座		1#	1#	1#	–	–	1#	1#	1#	1#	1#	1#	1#
Kitchen / Open Kitchen 廚房/開放式廚房	Lighting Point 燈位		1	1	1	5	5	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	3	3	2	2	2	2	2	2	2
		Connection Unit for Induction Hob 供電磁爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for 7-in-1 Steam Oven with Microwave Function 供7合1智能微蒸烤焗爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	1	1	1	1	–	–	1	1	–	–	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for 7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	–	–	–	–	–	–	–	–	–	–	1

Notes:

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

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。
3. 上表所示之(#)代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座											
			18/F 18樓											
			Flat 單位											
			A	B	C	E	H	L	M	N	P	Q	R	S
Kitchen / Open Kitchen 廚房/開放式廚房		Switched Single Socket Outlet for Telescopic Cooker Hood 單頭插座連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	1	1	1	1	1	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	2	2	1	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	–	–	–	1	1	–	–	–	–	–	–	–
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	–	–	1#	1#	1#	1#	1#	1#	1#
	Sidewall Type Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	–	–	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	2#	2#	1#	–	–	1#	1#	1#	1#	1#	1#	2#
Master Bedroom 主人睡房	Lighting Switch 燈掣		/	/	/	2	2	/	/	/	/	2	/	/
	Lighting Point 燈位		/	/	/	1	1	/	/	/	/	1	/	/
	LAN Port Faceplate 區域網連接埠面板		/	/	/	1	1	/	/	/	/	1	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	2	2	/	/	/	/	2	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	1	1	/	/	/	/	1	/	/
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		/	/	/	1	1	/	/	/	/	1	/	/

Notes:

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

備註：

1. 上表內之(–)符號代表「沒有提供」。
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Schedule of Mechanical and Electrical Provisions of Flats 單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座											
			18/F 18樓											
			Flat 單位											
			A	B	C	E	H	L	M	N	P	Q	R	S
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	/	/	1	1	1	1	/	1	1
	Lighting Point 燈位		1	1	1	/	/	1	1	1	1	/	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	/	/	1	1	1	1	/	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	/	/	2	2	2	2	/	2	2
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	/	/	1	1	1	1	/	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房3	Lighting Switch 燈掣		/	/	/	1	1	/	/	/	/	1	1	/
	Lighting Point 燈位		/	/	/	1	1	/	/	/	/	1	1	/
	LAN Port Faceplate 區域網連接埠面板		/	/	/	1	1	/	/	/	/	1	1	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	1	1	/	/	/	/	1	1	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	1	1	/	/	/	/	1	1	/
Master Bathroom 主人浴室	Lighting Point 燈位		/	/	/	3	3	/	/	/	/	3	/	/
		Single Socket Outlet 單頭插座	/	/	/	1	1	/	/	/	/	1	/	/
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	/	/	/	1	1	/	/	/	/	1	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	/	1	1	/	/	/	/	1	/	/
		Switch for Thermo-Ventilator 浴室寶開關掣	/	/	/	1	1	/	/	/	/	1	/	/

Notes:

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備註：

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座											
			18/F 18樓											
			Flat 單位											
			A	B	C	E	H	L	M	N	P	Q	R	S
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo-Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	1	1	/	/	1	1	1	1	1	1	1
Air-Conditioner Platform 冷氣機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		1	1	1	/	/	1	1	1	1	1	1	1
Utility Room 工作間	Lighting Switch 燈掣		/	/	/	2	2	/	/	/	/	/	/	/
	Lighting Point 燈位		/	/	/	1	1	/	/	/	/	/	/	/
	Switch for Exhaust Fan & Electric Water Heater 抽氣扇及電熱水爐開關掣		/	/	/	1	1	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	1	1	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	1	1	/	/	/	/	/	/	/
	Distribution Board 配電箱		/	/	/	1	1	/	/	/	/	/	/	/

Notes:

- 1. The symbol (–) as shown in the above table denotes “Not provided”.
- 2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

- 1. 上表內之(–)符號代表「沒有提供」。
- 2. 上表內之(/)符號代表「不適用」。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 1 第1座											
			18/F 18樓											
			Flat 單位											
			A	B	C	E	H	L	M	N	P	Q	R	S
Lavatory 洗手間	Lighting Point 燈位		/	/	/	1	1	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	/	1	1	/	/	/	/	/	/	/
		Fused Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	/	/	/	1	1	/	/	/	/	/	/	/
Flat Roof 平台	Lighting Point 燈位		/	/	/	14	19	/	/	/	/	/	/	/
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		/	/	/	2	2	/	/	/	/	/	/	/
Roof 天台	Lighting Point 燈位		7	4	6	8	8	5	5	5	7	10	8	7
	Waterproof Lighting Switch 防水燈掣		1	1	1	1	1	8	1	1	1	1	1	1
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		1	1	1	1	1	8	1	1	1	1	1	1
	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		–	–	–	2	2	–	–	–	–	–	–	–

Notes:

- 1. The symbol (–) as shown in the above table denotes “Not provided”.
- 2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

- 1. 上表內之(–)符號代表「沒有提供」。
- 2. 上表內之(/)符號代表「不適用」。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 2 第2座											
			2/F 2樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		3	3	3	3	3	3	3	3	3	3	3	3
	Lighting Point 燈位		4	3	4	3	5	3	3	5	3	7	5	4
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座/電話插座		1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		–	1	1	1	1	1	1	1	1	1	1	–
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		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
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	–	–	1	1	1	1	1	–	1	1	1	–

Notes:

- 1. The symbol (–) as shown in the above table denotes “Not provided”.
- 2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

- 1. 上表內之(–)符號代表「沒有提供」。
- 2. 上表內之(/)符號代表「不適用」。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 2 第2座											
			2/F 2樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Living Room and Dining Room 客廳及飯廳	Smoke Detector with Sounder Base 煙霧感應器連響底座		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
Open Kitchen 開放式廚房	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	1	2	2	2	2	2	2	2	2	2
		Connection Unit for Induction Hob 供電磁爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for 7-in-1 Steam Oven with Microwave Function 供7合1智能微蒸烤焗爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	1	–	–	–	–	–	1	–	–	–	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for 7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Telescopic Cooker Hood 單頭插座連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

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

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。
3. 上表所示之(#)代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 2 第2座											
			2/F 2樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen 開放式廚房	Switch for Air-Conditioner 冷氣機開關掣		1	–	–	–	–	–	–	–	–	–	–	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	1	–	1	1	1	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	–	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Sidewall Type Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	2#	2#	1#	1#	1#	1#	1#	1#	1#	1#	1#	2#
Master Bedroom 主人睡房	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	2	/	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	1	/	/
	LAN Port Faceplate 區域網連接埠面板		/	/	/	/	/	/	/	/	/	1	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	/	/	/	/	/	/	2	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	/	/	/	/	/	/	1	/	/
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		/	/	/	/	/	/	/	/	/	1	/	/

Notes:

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

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。
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Schedule of Mechanical and Electrical Provisions of Flats 單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 2 第2座											
			2/F 2樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 1 睡房 1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	/	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	/	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	1	/	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	/	2	2
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	/	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	1	/	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	/	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	/	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	/	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	/	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房 3	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	1	1	/
	LAN Port Faceplate 區域網連接埠面板		/	/	/	/	/	/	/	/	/	1	1	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	/	/	/	/	/	/	1	1	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	/	/	/	/	/	/	1	1	/
Master Bathroom 主人浴室	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	3	/	/
		Single Socket Outlet 單頭插座	/	/	/	/	/	/	/	/	/	1	/	/
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	/	/	/	/	/	/	/	/	/	1	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	/	/	/	/	/	/	/	1	/	/
		Switch for Thermo-Ventilator 浴室寶開關掣	/	/	/	/	/	/	/	/	/	1	/	/

Notes:

- 1. The symbol (–) as shown in the above table denotes “Not provided”.
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備註：

- 1. 上表內之(–)符號代表「沒有提供」。
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Schedule of Mechanical and Electrical Provisions of Flats 單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 2 第2座											
			2/F 2樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo-Ventilator 浴室實開關掣	1	1	1	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位		5	6	5	6	6	6	5	5	5	6	7	6
	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		1	1	1	–	–	1	1	1	1	–	–	1
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		1	1	1	1	1	1	1	1	1	2	2	1
		Switched Single Waterproof Socket Outlet for Washer Dryer 單頭防水插座連開關掣供洗衣乾衣機	–	–	1	–	–	–	–	–	–	–	–	–
		Washer Dryer Connection Point 洗衣乾衣機接駁點	–	–	1	–	–	–	–	–	–	–	–	–
		Waterproof Fused Spur Unit for Cabinet Light 防水菲士蘇供櫃燈	–	–	1	–	–	–	–	–	–	–	–	–
Common Flat Roof 公用平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		–	–	–	1	1	–	–	–	–	1	1	–

Notes:

1. The symbol (–) as shown in the above table denotes “Not provided”.
2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之(–)符號代表「沒有提供」。
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Schedule of Mechanical and Electrical Provisions of Flats 單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 2 第2座											
			3/F, 5/F – 12/F and 15/F – 18/F 3樓、5樓至12樓及15樓至18樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		3	3	3	3	3	3	3	3	3	3	3	3
	Lighting Point 燈位		4	3	4	3	5	3	3	5	3	7	5	4
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座/電話插座		1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		–	1	1	1	1	1	1	1	1	1	1	–
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		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
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	–	–	1	1	1	1	1	–	1	1	1	–

Notes:

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備註：

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 2 第2座											
			3/F, 5/F – 12/F and 15/F – 18/F 3樓、5樓至12樓及15樓至18樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Living Room and Dining Room 客廳及飯廳	Smoke Detector with Sounder Base 煙霧感應器連響底座		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
Open Kitchen 開放式廚房	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	1	2	2	2	2	2	2	2	2	2
		Connection Unit for Induction Hob 供電磁爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for 7-in-1 Steam Oven with Microwave Function 供7合1智能微蒸烤焗爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	1	–	–	–	–	–	1	–	–	–	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for 7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Telescopic Cooker Hood 單頭插座連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

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

備註：

1. 上表內之(–)符號代表「沒有提供」。
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Schedule of Mechanical and Electrical Provisions of Flats 單位機電裝置數量說明表

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 2 第2座											
			3/F, 5/F – 12/F and 15/F – 18/F 3樓、5樓至12樓及15樓至18樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen 開放式廚房	Switch for Air-Conditioner 冷氣機開關掣		1	–	–	–	–	–	–	–	–	–	–	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	1	–	1	1	1	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	–	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Sidewall Type Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	2#	2#	1#	1#	1#	1#	1#	1#	1#	1#	1#	2#
Master Bedroom 主人睡房	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	2	/	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	1	/	/
	LAN Port Faceplate 區域網連接埠面板		/	/	/	/	/	/	/	/	/	1	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	/	/	/	/	/	/	2	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	/	/	/	/	/	/	1	/	/
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		/	/	/	/	/	/	/	/	/	1	/	/

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 2 第2座											
			3/F, 5/F – 12/F and 15/F – 18/F 3樓、5樓至12樓及15樓至18樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	/	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	/	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	1	/	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	/	2	2
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	/	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	/	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	/	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	/	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	/	1	1	1	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	/	1	1	1	1	1	1	1	1	1
Bedroom 3 睡房3	Lighting Switch 燈掣		/	/	/	/	/	/	/	/	/	1	1	/
	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	1	1	/
	LAN Port Faceplate 區域網連接埠面板		/	/	/	/	/	/	/	/	/	1	1	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	/	/	/	/	/	/	/	/	1	1	/
	Switch for Air-Conditioner 冷氣機開關掣		/	/	/	/	/	/	/	/	/	1	1	/
Master Bathroom 主人浴室	Lighting Point 燈位		/	/	/	/	/	/	/	/	/	3	/	/
		Single Socket Outlet 單頭插座	/	/	/	/	/	/	/	/	/	1	/	/
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	/	/	/	/	/	/	/	/	/	1	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	/	/	/	/	/	/	/	/	1	/	/
		Switch for Thermo-Ventilator 浴室寶開關掣	/	/	/	/	/	/	/	/	/	1	/	/

Notes:

1. The symbol (–) as shown in the above table denotes “Not provided”.
2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 2 第2座											
			3/F, 5/F – 12/F and 15/F – 18/F 3樓、5樓至12樓及15樓至18樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo-Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Waterproof Socket Outlet for Washer Dryer 單頭防水插座連開關掣供洗衣乾衣機	–	–	1	–	–	–	–	–	–	–	–	–
		Washer Dryer Connection Point 洗衣乾衣機接駁點	–	–	1	–	–	–	–	–	–	–	–	–
		Waterproof Fused Spur Unit for Cabinet Light 防水菲士蘇供櫃燈	–	–	1	–	–	–	–	–	–	–	–	–
Air-Conditioner Platform 冷氣機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		1	1	1	1	1	1	1	1	1	1	1	1
Roof 天台	Lighting Point 燈位		/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*
			7^	5^	3^	8^	6^	5^	5^	5^	7^	10^	8^	7^
	Waterproof Lighting Switch 防水燈掣		/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*
			1^	1^	1^	1^	1^	1^	1^	1^	1^	1^	1^	1^
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*	/*
			1^	1^	1^	1^	1^	1^	1^	1^	1^	1^	1^	1^

Notes:

1. The symbol (–) as shown in the above table denotes “Not provided”.
2. The symbol (/) as shown in the above table denotes “Not applicable”.
3. The symbol (*) as shown in the above table denotes “Applicable to residential units on 3/F, 5/F – 12/F, 15/F – 17/F only”.
4. The symbol (^) as shown in the above table denotes “Applicable to residential units on 18/F only”.

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。
3. 上表符號(*)表示「只適用於3樓、5樓至12樓、15樓至17樓的住宅物業」。
4. 上表符號(^)表示「只適用於18樓的住宅物業」。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座											
			2/F 2樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		3	3	3	3	3	3	3	3	3	3	3	3
	Lighting Point 燈位		4	3	3	4	3	4	3	5	3	3	5	4
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座/電話插座		1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		–	1	1	1	1	1	1	1	1	1	1	–
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		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
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	–	1	1	1	–	1	–	–	–	1	1	–

Notes:

- 1. The symbol (–) as shown in the above table denotes “Not provided”.
- 2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

- 1. 上表內之(–)符號代表「沒有提供」。
- 2. 上表內之(/)符號代表「不適用」。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座											
			2/F 2樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Living Room and Dining Room 客廳及飯廳	Smoke Detector with Sounder Base 煙霧感應器連響底座		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
Open Kitchen 開放式廚房	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	1	2	2	2	2	2	2
		Connection Unit for Induction Hob 供電磁爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for 7-in-1 Steam Oven with Microwave Function 供7合1智能微蒸烤焗爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	–	–	–	1	–	1	1	1	–	–	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for 7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Telescopic Cooker Hood 單頭插座連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

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

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。
3. 上表所示之(#)代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座											
			2/F 2樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen 開放式廚房	Switch for Air-Conditioner 冷氣機開關掣		1	–	–	–	–	–	–	–	–	–	–	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	1	1	1	1	–	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	–	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Sidewall Type Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	2#	1#	1#	2#	2#	1#	1#	1#	2#	1#	1#	2#
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	1	/	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	/	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	/	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	/	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	/	1	1	1	1	1	1

Notes:

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

備註：

1. 上表內之(–)符號代表「沒有提供」。
2. 上表內之(/)符號代表「不適用」。
3. 上表所示之(#)代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座											
			2/F 2樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo-Ventilator 浴室實開關掣	1	1	1	1	1	1	1	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位		6	5	6	6	5	4	5	5	5	6	6	6
	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		1	1	–	–	1	1	1	1	1	–	–	1
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Waterproof Socket Outlet for Washer Dryer 單頭防水插座連開關掣供洗衣乾衣機	–	–	–	–	–	1	–	–	–	–	–	–
		Washer Dryer Connection Point 洗衣乾衣機接駁點	–	–	–	–	–	1	–	–	–	–	–	–
		Waterproof Fused Spur Unit for Cabinet Light 防水菲士蘇供櫃燈	–	–	–	–	–	1	–	–	–	–	–	–
Common Flat Roof 公用平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		–	–	1	1	–	–	–	–	–	1	1	–

Notes:

- 1. The symbol (–) as shown in the above table denotes “Not provided”.
- 2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

- 1. 上表內之(–)符號代表「沒有提供」。
- 2. 上表內之(/)符號代表「不適用」。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座											
			3/F, 5/F – 12/F and 15/F – 17/F 3樓、5樓至12樓及15樓至17樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		3	3	3	3	3	3	3	3	3	3	3	3
	Lighting Point 燈位		4	3	3	4	3	4	3	5	3	3	5	4
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座/電話插座		1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		–	1	1	1	1	1	1	1	1	1	1	–
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		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
	Switch for Electric Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	–	1	1	1	–	1	–	–	–	1	1	–

Notes:

- 1. The symbol (–) as shown in the above table denotes “Not provided”.
- 2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

- 1. 上表內之(–)符號代表「沒有提供」。
- 2. 上表內之(/)符號代表「不適用」。



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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座											
			3/F, 5/F – 12/F and 15/F – 17/F 3樓、5樓至12樓及15樓至17樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Living Room and Dining Room 客廳及飯廳	Smoke Detector with Sounder Base 煙霧感應器連響底座		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
Open Kitchen 開放式廚房	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	1	2	2	2	2	2	2
		Connection Unit for Induction Hob 供電磁爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for 7-in-1 Steam Oven with Microwave Function 供7合1智能微蒸烤焗爐的插線座	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	–	–	–	1	–	1	1	1	–	–	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for 7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Telescopic Cooker Hood 單頭插座連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1	1	1	1

Notes:

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備註：

1. 上表內之(–)符號代表「沒有提供」。
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3. 上表所示之(#)代表「消防裝置及設備」。開放式廚房住宅單位的業主須遵守及遵照有關消防裝置及設備的消防安全規例及公契內相關的條文，包括安排週年檢查和保養。此外，設開放式廚房的住宅單位業主應容許註冊消防裝置承辦商進入單位，進行消防裝置及設備的週年檢查和保養。

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座											
			3/F, 5/F – 12/F and 15/F – 17/F 3樓、5樓至12樓及15樓至17樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Open Kitchen 開放式廚房	Switch for Air-Conditioner 冷氣機開關掣		1	–	–	–	–	–	–	–	–	–	–	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	1	1	1	1	–	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	1	1	1	–	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
	Sidewall Type Sprinkler Head 側頭式消防花灑頭		1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	2#	1#	1#	2#	2#	1#	1#	1#	2#	1#	1#	2#
Bedroom 1 睡房1	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	1	1	1	1	1	1	1
Bedroom 2 睡房2	Lighting Switch 燈掣		1	1	1	1	1	/	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	/	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	1	1	1	/	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	1	1	1	/	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	1	1	1	/	1	1	1	1	1	1

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備註：

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座											
			3/F, 5/F – 12/F and 15/F – 17/F 3樓、5樓至12樓及15樓至17樓											
			Flat 單位											
			A	B	C	D	E	F	G	H	J	K	L	M
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1	1	1	1
		Switch for Thermo-Ventilator 浴室實開關掣	1	1	1	1	1	1	1	1	1	1	1	1
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1	1	1
		Switched Single Waterproof Socket Outlet for Washer Dryer 單頭防水插座連開關掣供洗衣乾衣機	–	–	–	–	–	1	–	–	–	–	–	–
		Washer Dryer Connection Point 洗衣乾衣機接駁點	–	–	–	–	–	1	–	–	–	–	–	–
		Waterproof Fused Spur Unit for Cabinet Light 防水菲士蘇供櫃燈	–	–	–	–	–	1	–	–	–	–	–	–
Air-Conditioner Platform 冷氣機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		1	1	1	1	1	1	1	1	1	1	1	1

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備註：

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座								
			18/F 18樓								
			Flat 單位								
			A	C	F	G	H	J	K	L	M
Main Entrance 大門入口	Door Bell Button 門鐘掣		1	1	1	1	1	1	1	1	1
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		3	8	3	3	3	3	3	3	3
	Lighting Point 燈位		4	5	4	3	5	3	3	5	4
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	2	2	2	2	2	2	2	2
	Switched Single Socket Outlet with USB Module 單頭及USB插座連開關掣		1	1	1	1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	1	1	1
	Data Point / Telephone Outlet 網絡插座/電話插座		1	1	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		2	3	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		–	2	1	1	1	1	1	1	–
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		1	1	1	1	1	1	1	1	1
	Door Bell 門鐘		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
	Switch for Exhaust Fan 抽氣扇開關掣		–	1	–	–	–	–	–	–	–
		Distribution Board 配電箱	1	–	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座								
			18/F 18樓								
			Flat 單位								
			A	C	F	G	H	J	K	L	M
Living Room and Dining Room 客廳及飯廳		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	–	–	1	–	–	–	1	1	–
	Smoke Detector with Sounder Base 煙霧感應器連響底座		1#	–	1#	1#	1#	1#	1#	1#	1#
Kitchen / Open Kitchen 廚房/開放式廚房	Lighting Switch 燈掣		–	1	–	–	–	–	–	–	–
	Lighting Point 燈位		1	5	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	3	1	2	2	2	2	2	2
		Connection Unit for Induction Hob 供電磁爐的插線座	1	1	1	1	1	1	1	1	1
		Connection Unit for 7-in-1 Steam Oven with Microwave Function 供7合1智能微蒸烤焗爐的插線座	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Refrigerator 單頭插座連開關掣供雪櫃	1	1	–	1	1	1	–	–	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1
		Switch for Induction Hob 電磁爐開關掣	1	1	1	1	1	1	1	1	1
		Switch for 7-in-1 Steam Oven with Microwave Function 7合1智能微蒸烤焗爐開關掣	1	1	1	1	1	1	1	1	1

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座								
			18/F 18樓								
			Flat 單位								
			A	C	F	G	H	J	K	L	M
Kitchen / Open Kitchen 廚房/開放式廚房	Switch for Air-Conditioner 冷氣機開關掣		1	—	—	—	—	—	—	—	1
		Switched Single Socket Outlet for Telescopic Cooker Hood 單頭插座連開關掣供拉趟式抽油煙機	1	1	1	1	1	1	1	1	1
		Switched Single Socket Outlet for Washer Dryer 單頭插座連開關掣供洗衣乾衣機	1	1	—	1	1	1	1	1	1
		Washer Dryer Connection Point 洗衣乾衣機接駁點	1	1	—	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	2	1	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	—	1	—	—	—	—	—	—	—
	Concealed Type Sprinkler Head 隱藏式消防花灑頭		1#	—	1#	1#	1#	1#	1#	1#	1#
	Sidewall Type Sprinkler Head 側頭式消防花灑頭		1#	—	1#	1#	1#	1#	1#	1#	1#
		Sprinkler Head 消防花灑頭	2#	—	1#	1#	1#	2#	1#	1#	2#
Master Bedroom 主人睡房	Lighting Switch 燈掣		/	1	/	/	/	/	/	/	/
	Lighting Point 燈位		/	1	/	/	/	/	/	/	/
	LAN Port Faceplate 區域網連接埠面板		/	1	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	2	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	1	/	/	/	/	/	/	/
	Switch for Thermo-Ventilator and Electric Water Heater 浴室寶及電熱水爐開關掣		/	1	/	/	/	/	/	/	/

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座								
			18/F 18樓								
			Flat 單位								
			A	C	F	G	H	J	K	L	M
Bedroom 1 睡房 1	Lighting Switch 燈掣		1	/	1	1	1	1	1	1	1
	Lighting Point 燈位		1	/	1	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	/	1	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		2	/	2	2	2	2	2	2	2
	Switch for Air-Conditioner 冷氣機開關掣		1	/	1	1	1	1	1	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	1	/	1	1	1	1	1	1
	Lighting Point 燈位		1	1	/	1	1	1	1	1	1
	LAN Port Faceplate 區域網連接埠面板		1	1	/	1	1	1	1	1	1
	Switched Twin Socket Outlet 雙頭插座連開關掣		1	1	/	1	1	1	1	1	1
	Switch for Air-Conditioner 冷氣機開關掣		1	1	/	1	1	1	1	1	1
Bedroom 3 睡房 3	Lighting Switch 燈掣		/	1	/	/	/	/	/	/	/
	Lighting Point 燈位		/	1	/	/	/	/	/	/	/
	LAN Port Faceplate 區域網連接埠面板		/	1	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	1	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	1	/	/	/	/	/	/	/
Bedroom 4 睡房 4	Lighting Switch 燈掣		/	1	/	/	/	/	/	/	/
	Lighting Point 燈位		/	1	/	/	/	/	/	/	/
	LAN Port Faceplate 區域網連接埠面板		/	1	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	1	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	1	/	/	/	/	/	/	/

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座								
			18/F 18樓								
			Flat 單位								
			A	C	F	G	H	J	K	L	M
Master Bathroom 主人浴室	Lighting Point 燈位		/	3	/	/	/	/	/	/	/
		Single Socket Outlet 單頭插座	/	1	/	/	/	/	/	/	/
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	/	1	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	/	/	/	/	/	/	/
		Switch for Thermo-Ventilator 浴室寶開關掣	/	1	/	/	/	/	/	/	/
Bathroom 浴室	Lighting Point 燈位		3	3	3	3	3	3	3	3	3
		Single Socket Outlet 單頭插座	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 菲士蘇供櫃燈	1	1	1	1	1	1	1	1	1
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	1	1	1	1	1	1	1	1	1
		Switch for Thermo-Ventilator 浴室寶開關掣	1	1	1	1	1	1	1	1	1
Utility Room 工作間	Lighting Switch 燈掣		/	2	/	/	/	/	/	/	/
	Lighting Point 燈位		/	1	/	/	/	/	/	/	/
	Switch for Exhaust Fan & Electric Water Heater 抽氣扇及電熱水爐開關掣		/	1	/	/	/	/	/	/	/
	Switch for Air-Conditioner 冷氣機開關掣		/	1	/	/	/	/	/	/	/
	Switched Twin Socket Outlet 雙頭插座連開關掣		/	1	/	/	/	/	/	/	/
	Distribution Board 配電箱		/	1	/	/	/	/	/	/	/

Notes:

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

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Tower 3 第3座								
			18/F 18樓								
			Flat 單位								
			A	C	F	G	H	J	K	L	M
Lavatory 洗手間	Lighting Point 燈位		/	1	/	/	/	/	/	/	/
		Connection Point for Electric Water Heater 供電熱水爐的接駁點	/	1	/	/	/	/	/	/	/
		Fused Spur Unit for Exhaust Fan 菲士蘇供抽氣扇	/	1	/	/	/	/	/	/	/
Balcony and Utility Platform 露台及工作平台	Lighting Point 燈位		1	/	1	1	1	1	1	1	1
		Switched Single Waterproof Socket Outlet for Washer Dryer 單頭防水插座連開關掣供洗衣乾衣機	–	/	1	–	–	–	–	–	–
		Washer Dryer Connection Point 洗衣乾衣機接駁點	–	/	1	–	–	–	–	–	–
		Waterproof Fused Spur Unit for Cabinet Light 防水菲士蘇供櫃燈	–	/	1	–	–	–	–	–	–
Air-Conditioner Platform 冷氣機平台	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		1	/	1	1	1	1	1	1	1
Flat Roof 平台	Lighting Point 燈位		/	18	/	/	/	/	/	/	/
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		/	2	/	/	/	/	/	/	/
Roof 天台	Lighting Point 燈位		6	9	3	5	6	7	8	7	7
	Waterproof Lighting Switch 防水燈掣		1	1	1	1	1	1	1	1	1
	Switched Single Waterproof Socket Outlet 單頭防水插座連開關掣		1	1	1	1	1	1	1	1	1
	Waterproof Isolator Switch for Air-Conditioner Outdoor Unit 冷氣室外機防水隔離開關掣		–	2	–	–	–	–	–	–	–

Notes:

- 1. The symbol (–) as shown in the above table denotes “Not provided”.
- 2. The symbol (/) as shown in the above table denotes “Not applicable”.

備註：

- 1. 上表內之(–)符號代表「沒有提供」。
- 2. 上表內之(/)符號代表「不適用」。

SERVICE AGREEMENTS 服務協議

Potable and flushing water is supplied by Water Supplies Department.

Electricity is supplied by CLP Power Hong Kong Limited.

食水及沖廁水由水務署供應。

電力由中華電力有限公司供應。

GOVERNMENT RENT 地稅

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

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

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

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

Notes:

1. The Purchaser shall in fact pay the deposits for public water and electricity to the manager of the Development.
2. The purchaser shall in fact pay the debris removal fee to the manager of the Development.
3. Deposit for gas is not applicable since no gas is supplied in the residential properties in the Development.

1. 在向買方交付住宅物業在空置情況下的管有權時，買方須負責向擁有人補還水及電力的按金。
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. 買方事實上須向發展項目的管理人支付公用水及電力的按金。
2. 買方事實上須向發展項目的管理人支付清理廢料的費用。
3. 因發展項目內的住宅物業無氣體供應，故氣體按金並不適用。

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

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

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



Not Applicable

不適用



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

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

The following measures to mitigate road traffic noise impact from Kam Tin Road will be provided in the Development:

- a) Vertical Acoustic Fins
- b) Sound Absorption Materials
- c) Fixed Glazing (with or without Maintenance Window)
- d) Acoustic Window (Baffle Type)
- e) Acoustic Door (Baffle Type)
- f) Self-closing Access Doors

Please refer to “Floor Plans of Residential Properties in the Development” section of this Sales Brochure on pages AL1 to AL34 for details on the location of vertical acoustic fins, sound absorption materials, fixed glazing (with or without maintenance window), acoustic window (baffle type), acoustic door (baffle type), and self-closing access door. The said measures shall not be opened for ventilation purpose.

No owner shall alter, interfere with or remove, or permit or suffered to be altered, interfered with or removed any vertical acoustic fins (if any), sound absorption materials (if any), fixed glazing (with or without maintenance window) (if any), acoustic windows (baffle type) (if any), acoustic door (baffle type) (if any) and self-closing access doors (if any) which form part of his residential unit except in accordance with the building plans.

2. Gondola

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

3. Floodlights for Outdoor Swimming Pool

Outdoor floodlights at the residents’ clubhouse outdoor swimming pool may be turned on in the evening. Prospective purchasers should note the impact (if any) of the illumination of the above floodlights on individual residential properties.

4. Residential Recreational Facilities, Covered Landscaped Area, Landscape Area, Trellis and Outdoor Swimming Pool of the Development

There may be decorative lighting and sound system at the residential recreational facilities, covered landscaped area, landscape area, trellis and outdoor swimming pool of the Development. The locations of such lighting may be changed from time to time and occasional social events will be held at the abovementioned facilities. Prospective purchasers should note the possible impact (if any) of the illumination of the said features and the volume of the sound system on individual residential properties.

5. Lightning Rod / Communal Aerial Broadcast Distribution (CABD) Antenna / Mobile Phone Antenna / Emergency Generator Room / Transformer Room / Fuel Tank Room

Please refer to the “Layout Plan of the Development” section of this Sales Brochure on page AK3 for identification of their approximate locations. The alignment and position of the above facilities may be changed from time to time and are subject to compliance with the relevant statutory requirements and directions from the relevant government authorities. Prospective purchasers should note the possible impact (if any) of the above facilities on individual residential properties.

6. External walls at lower levels of the Development

There may be backlit signage and decorative lighting at the external wall at lower levels of the Development below each tower in the Development. The locations of such signage and lighting may be changed from time to time. Prospective purchasers should note the possible impact (if any) of the illumination of the said features on individual residential properties.

7. Exhaust devices at lower levels of the Development

There may be exhaust devices at lower levels of the Development. The alignment and position of the exhaust devices may be changed from time to time and are subject to compliance with the relevant statutory requirements and/or directions from the relevant government authorities. Prospective purchasers should note the possible impact (if any) of such exhaust devices on individual residential properties.

8. Air-conditioners outdoor units at lower levels of the Development

There may be air-conditioners outdoor units at the flat roof at lower levels of the Development. The alignment and position of the air-conditioners outdoor units may be changed from time to time. Prospective purchasers should note the possible impact (if any) of such air-conditioners outdoor units on individual residential properties.

1. 噪音緩解措施

發展項目將提供以下措施以緩解錦田公路帶來的道路交通噪音影響：

- a) 垂直隔聲簷
- b) 吸音物料
- c) 固定式窗戶連或不連維修窗
- d) 減音窗 (擋音式)
- e) 減音門 (擋音式)
- f) 自動關閉式門

有關垂直隔聲簷、吸音物料、固定式窗戶連或不連維修窗、減音窗 (擋音式)、減音門 (擋音式) 及自動關閉式門位置的詳情，請參閱本售樓說明書第 AL1 至 AL34 頁「發展項目的住宅物業的樓面平面圖」一節。該等措施不得以作通風用途打開。

任何業主不可 (除非根據建築圖則) 更改、干擾或移除或准許他人更改、干擾或移除其住宅單位的任何垂直隔聲簷 (如有)、吸音物料 (如有)、固定式窗戶連或不連維修窗 (如有)、減音窗 (擋音式) (如有)、減音門 (擋音式) (如有) 及自動關閉式門 (如有)。

2. 吊船

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

3. 室外游泳池之泛光燈

住客會所室外游泳池的泛光燈可能於晚上開啟。準買家請注意上述泛光燈之燈光對個別住宅物業可能造成的影響 (如有)。

4. 發展項目的住客康樂設施、有蓋園景區、園景區、花棚及室外游泳池

發展項目的住客康樂設施、有蓋園景區、園景區、花棚及室外游泳池可能設有裝飾照明及音響系統。該等照明的位置可能不時改變及以上設施將會不時舉辦社交活動。請準買家注意上述特色裝置的照明及音響系統的音量對個別住宅物業可能造成的影響 (如有)。

5. 避雷杆/共用天線系統/流動電話天線/緊急發電機機房/變壓器房/燃油箱房

請參閱本售樓說明書第 AK3 頁的「發展項目的布局圖」一節，以識別其大約位置。上述設施的排列及位置或會不時更改，並需符合相關法例的要求及有關政府部門的指引。準買家請注意上述設施對個別住宅物業可能造成的影響 (如有)。

6. 發展項目低層的外牆

發展項目低層的外牆可能設有背光標誌及裝飾照明。該等標誌及裝飾照明的位置可能不時改變。請準買家注意上述特色裝置的照明對個別住宅物業造成的影響 (如有)。

7. 發展項目低層的排氣設備

發展項目低層或會有排氣設備。排氣設備的排列及位置或會不時更改，並須符合相關法例的要求及有關政府部門的指引。請準買家注意上述排氣設備對個別住宅物業造成的影響 (如有)。

8. 發展項目低層的冷氣機室外機

發展項目低層的平台或會設有冷氣機室外機。冷氣機室外機的排列及位置可能不時改變。請準買家注意上述冷氣機室外機對個別住宅物業造成的影響 (如有)。



The website address designated by the Vendor of the Development:
www.gardenregency.com

賣方就發展項目指定的互聯網網站的網址：
www.gardenregency.com

Breakdown of GFA Concessions Obtained for All Features

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

獲寬免總樓面面積的設施分項

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

		Area (m ²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物 (規劃) 規例》第 23(3)(b) 條不計算的總樓面面積		
1.(#)	Carpark and loading/unloading area excluding public transport terminus 停車場及上落客貨地方 (公共交通總站除外)	2671.696
2.	Plant rooms and similar services 機房及相類設施	
2.1(#)	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, TBE room for access facilities for mobile services, rooftop telecommunications equipment room, intermediate telecommunications equipment room, refuse storage chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《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 (訊播室)、為流動通訊接達設施而設的訊播室、天台電訊設備室、中層電訊設備室、垃圾房等	321.502
2.2(#)	Mandatory feature or essential plant room, area of which is NOT limited by any PNAP or regulation such as room occupied solely by fire services installations (FSI) and equipment, meter room, transformer room, potable and flushing water tank, etc. 所佔面積不受任何《作業備考》或規例限制的強制性設施或必要機房，例如僅由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	3889.987
2.3	Non-mandatory or non-essential plant room such as air-conditioning (A/C) plant room, air handling unit (AHU) room, etc. 非強制性或非必要機房，例如空調機房、送風櫃房等	Not Applicable 不適用

		Area (m ²) 面積 (平方米)
Green Features under Joint Practice Notes 1 and 2 根據聯合作業備考第 1 及第 2 號提供的環保設施		
3.(#)	Balcony 露台	604.000
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	Not Applicable 不適用
5.	Communal sky garden 公用空中花園	Not Applicable 不適用
6.(#)	Acoustic fin 隔聲鰭	20.160
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	Not Applicable 不適用
8.(#)	Non-structural prefabricated external wall 非結構預製外牆	636.214
9.(#)	Utility platform 工作平台	453.000
10.	Noise barrier 隔音屏障	Not Applicable 不適用
Amenity Features 適意設施		
11.(#)	Caretaker's quarters, counter, office, store, guard room and lavatory for watchman and management staff and owners' corporation office 管理員宿舍、供保安人員和管理處員工使用的櫃位、辦事處、貯物室、警衛室和廁所，以及業主立案法團辦事處	46.181
12.(#)	Residential recreational facilities including void, plant room, swimming pool filtration plant room, covered walkway, etc. serving solely the recreational facilities 住戶康樂設施，包括僅供康樂設施使用的中空空間、機房、游泳池的濾水機房、有蓋人行道等	539.191
13.(#)	Covered landscaped and play area 有蓋園景區及遊樂場地	1127.071

		Area (m ²) 面積 (平方米)
Amenity Features 適意設施		
14.(#)	Horizontal screen/covered walkway and trellis 橫向屏障/有蓋人行道及花棚	137.114
15.(#)	Larger lift shaft 擴大升降機槽	51.283
16.	Chimney shaft 煙囪管道	Not Applicable 不適用
17.	Other non-mandatory or non-essential plant room, such as boiler room, satellite master antenna television (SMATV) room 其他非強制性或非必要機房，例如鍋爐房、衛星電視共用天線房	Not Applicable 不適用
18.(#)	Pipe duct, air duct and vertical riser for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽、氣槽及垂直立管	925.205
19.	Pipe duct, air duct for non-mandatory or non-essential plant room 非強制性設施或非必要機房所需的管槽及氣槽	Not Applicable 不適用
20.	Plant room, pipe duct, air duct for environmentally friendly system and feature 環保系統及設施所需的機房、管槽及氣槽	Not Applicable 不適用
21.	Void in duplex domestic flat and house 複式住宅單位及洋房的中空空間	Not Applicable 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	Not Applicable 不適用
23.(#)	Projecting planters and minor projection such as A/C box, A/C platform, window cill and projecting window 伸出式花槽及小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	164.807
24.	Other projection such as A/C box and A/C platform not covered in paragraph 3(b) and (c) of PNAP APP-19, and maintenance walkway 《作業備考》APP-19第3(b)及(c)段沒有涵蓋的其他伸出物，如空調機箱及空調機平台，及維修通道	Not Applicable 不適用

		Area (m ²) 面積 (平方米)
Other Exempted Items 其他項目		
25.	Refuge floor including refuge floor cum sky garden 庇護層，包括庇護層兼空中花園	Not Applicable 不適用
26.	Covered area under large projecting/overhanging feature 大型伸出/外懸設施下的有蓋地方	Not Applicable 不適用
27.	Public transport terminus 公共交通總站	Not Applicable 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	Not Applicable 不適用
29.(#)	Horizontal area of staircase, lift shaft and vertical duct solely serving floor accepted as not being accountable for GFA 僅供獲接納不計入總樓面面積的樓層使用的樓梯、升降機槽及垂直管道的水平面積	352.143
30.	Public passage 公眾通道	Not Applicable 不適用
31.	Covered set back area 有蓋的後移部分	Not Applicable 不適用
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	Not Applicable 不適用
Additional Green Features under Joint Practice Note (No. 8) 根據聯合作業備考(第8號)提供的額外環保設施		
33.	Buildings adopting Modular Integrated Construction 採用「組裝合成」建築法的樓宇	Not Applicable 不適用

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

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

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

Application no.: PAU0111/26



HKGBC
香港綠色建築議會

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

申請編號: PAU0111/26



HKGBC
香港綠色建築議會

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

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

發展項目的公用部分的預計能量表現或消耗

在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分的預計能量表現或消耗的最近期資料：

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	No 否
Provision of Energy Efficient Features 提供具能源效益的設施	Yes 是
Energy Efficient Features Proposed 擬安裝的具能源效益的設施	1. High coefficient of Performance (COP) Split-type A/C Units 2. Energy Efficient Lighting Design with Lower LPD 1. 高效能空調機組 2. 高效能照明系統

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

第II部分：擬興建樓宇預計每年能源消耗量 ^(註腳1)

Location 位置	Internal Floor Area Served (m ²) 使用有關裝置的內部樓面面積 (平方米)	Annual Energy Use of Baseline Building ^(Note 2) 基線樓宇 ^(註腳2) 每年能源消耗量		Annual Energy Use of Proposed Building 擬興建樓宇每年能源消耗量	
		Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年	Electricity kWh/m ² /annum 電力 千瓦小時/平方米/年	Town Gas/LPG unit/m ² /annum 煤氣/石油氣 用量單位/平方米/年
Area served by central building services installation ^(Note 3) 有使用中央屋宇裝備裝置 ^(註腳3) 的部份	3697.383	228.5	0	212.3	0

Part III: The following installations are designed in accordance with the relevant Codes of Practice published by the Electrical and Mechanical Services Department (EMSD)

第III部分：以下裝置乃按機電工程署公布的相關實務守則設計

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

Notes:

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

The predicted annual energy use, in terms of electricity consumption (kWh/m²/annum) and town gas/LPG consumption (unit/m²/annum), of the development by the internal floor area served, where:

- (a) “total annual energy use” has the same meaning of “annual energy use” in the BEAM Plus 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)” in the BEAM Plus New Buildings (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 issued by the Electrical and Mechanical Services Department.

註腳：

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

1. The purchaser is required to agree with the Vendor in the formal agreement for sale and purchase to the effect that other than entering into a mortgage or charge, the purchaser will not nominate any person to take up the Assignment of the Residential Unit or the Parking Space specified in the formal agreement for sale and purchase, sub-sell that Residential Unit or Parking Space or transfer the benefit of the formal agreement for sale and purchase of that Residential Unit or Parking Space in any manner whatsoever or enter into any agreement so to do before completion of the sale and purchase and execution of the Assignment.
2. If the Vendor, at the request of the purchaser under a formal agreement for sale and purchase, agrees (at its own discretion) to cancel the formal agreement for sale and purchase or the obligations of the purchaser under the formal agreement for sale and purchase, the Vendor is entitled to retain the sum of five percent (5%) of the total purchase price of the Residential Unit and the Parking Space specified in the formal agreement for sale and purchase and the purchaser will in addition pay or reimburse (as the case may be) to the Vendor all legal costs, charges and disbursements (including any stamp duty) in connection with the cancellation of the formal agreement for sale and purchase.
3. The Vendor will pay or has paid (as the case may be) all outstanding Government rent in respect of the land on which the Development is in the course of being erected, from the date of the Land Grant up to and including the date of the respective Assignments to the purchasers.
4. The purchaser who has signed a formal agreement for sale and purchase has the right of access to and will, upon his request, be provided with a hard copy of an updated record of information as to the total construction costs and the total professional fees to complete the Development as well as the total construction costs and the total professional fees expended and paid as at the end of the calendar month preceding the month at which the request is made subject to payment of a nominal fee of not more than HK\$100 per request.
5. Special Condition No.(5)(a) of the Land Grant stipulates that the Grantee shall:-

“(i) on or before the 31st day of March, 2029 or such other date as may be approved by the Director, at the Grantee’s own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

 - (I) lay and form those portions of future public roads shown coloured green on PLAN I annexed hereto (hereinafter referred to as “the Green Areas”); and
 - (II) provide and construct within the Green Areas such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as “the Green Areas Structures”),

so that building, vehicular and pedestrian traffic may be carried on the Green Areas; ...”
6. Special Condition No.(5)(a) of the Land Grant stipulates that the Grantee shall :-

“(iv) on or before the 10th day of August, 2026 or such other date as may be approved by the Director, at the Grantee’s own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

 - (I) lay and form those portions of future public roads shown coloured green hatched yellow on PLAN I annexed hereto (hereinafter referred to as “the Green Hatched Yellow Area”); and
 - (II) provide and construct within the Green Hatched Yellow Area such bridges, tunnels, over-passes, under-passes, culverts, viaducts, flyovers, pavements, roads or such other structures as the Director at his sole discretion may require (hereinafter collectively referred to as “the Green Hatched Yellow Area Structures”)

so that building, vehicular and pedestrian traffic may be carried on the Green Hatched Yellow Area;...”
7. Special Condition No.(47) of the Land Grant stipulates that:-

“(a) Prior to the completion of the construction of the Access Road referred to in sub-clause (b) of this Special Condition, the Grantee shall:

 - (i) at his own expense provide at all times within the lot such temporary access road or roads to such standards, levels, widths, alignment and design as the Director shall require or approve and in all respects to the satisfaction of the Director (hereinafter referred to as “the Temporary Access”) so that vehicular and pedestrian traffic may be carried thereon for ingress, egress and regress to and from all that piece or parcel of land now known and registered in the Land Registry as The Remaining Portion of Section B of Lot No. 265 in Demarcation District No. 103 (hereinafter referred to as “Lot No. 265 S.B RP”);
 - (ii) permit the Government, its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP and their respective bona fide guests and visitors within or without tools, equipment, plant and machinery to have free and unrestricted access at all times during day and night and without payment of any nature whatsoever for all lawful purposes connected with the proper use and enjoyment of Lot No. 265 S.B RP to pass and repass on foot or by wheelchair or by motor vehicles on, along, over, by and through the Temporary Access; and
 - (iii) at his own expense uphold, maintain and repair the Temporary Access in good and substantial repair and condition in all respects to the satisfaction of the Director.

(b) The Grantee shall on or before the 31st day of March, 2029 or such other date as may be approved by the Director, at the Grantee’s own expense, in such manner, with such materials and to such standards, levels, alignment and design as the Director shall require or approve and in all respects to the satisfaction of the Director lay, form, provide, construct and surface within the lot an access road or roads with a width of not less than 3 metres together with such culverts, pavements, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic aids and other structures as the Director at his sole discretion may require (which access road or roads and structures are hereinafter collectively referred to as “the Access Road”) so that vehicular and pedestrian traffic may be carried on the Access Road for ingress, egress and regress to and from Lot No. 265 S.B RP.

(c) Upon completion of the Access Road in accordance with sub-clause (b) of this Special Condition, the Grantee shall throughout the term hereby agreed to be granted:

 - (i) permit the Government, its officers, contractors, agents, workmen and any other persons authorized by it or them and the lessees, tenants and occupiers for the time being of Lot No. 265 S.B RP and their respective bona fide guests and visitors with or without tools, equipment, plant and machinery to have free and unrestricted access at all times during day and night and without payment of any nature whatsoever for all lawful purposes connected with the proper use and enjoyment of Lot No. 265 S.B RP to pass and repass on foot or by wheelchair or by motor vehicles on, along, over, by and through the Access Road; and
 - (ii) at his own expense uphold, maintain and repair the Access Road in good and substantial repair and condition in all respects to the satisfaction of the Director.

(d) Throughout the term hereby agreed to be granted, there is excepted and reserved unto the Government, the lessees, tenants and occupiers of Lot No. 265 S.B RP, and the Grantee covenants to permit them to have, the right of free passage, flow, supply, conveyance and discharge of utility services including but not limited to water, electricity, gas, telephone and telecommunication services (hereinafter collectively referred to as “the said utility services”) to and from Lot No. 265 S.B RP through the Access Road for the proper use and enjoyment of Lot No. 265 S.B RP and for such purposes, the right for the Government, the lessees, tenants and occupiers of Lot No. 265 S.B RP, the public utility companies providing the said utilities services, its or their officers, contractors, agents, workmen or any other persons authorized by it or them with or without tools, equipment, plant and machinery to enter the lot on foot or by motor vehicles at all reasonable times (except in case of emergency) free of charge to lay, install, inspect, maintain, repair, alter, remove, renew and replace the said utility services within the Access Road.

- (e) The Access Road shall be designated as and form part of the Common Areas.
- (f) The Government shall have no responsibility or liability for any loss, damage, nuisance or disturbance whatsoever and howsoever caused to or suffered by the Grantee or any other person arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under sub-clauses (a) to (d) of this Special Condition or the exercise by the Government, the public utility companies providing the said utility services, its or their officers, contractors, agents, workmen or any other persons authorized by it or them, the lessees, tenants or occupiers for the time being of Lot No. 265 S.B R.P. or their respective bona fide guests and visitors of the rights conferred under sub-clauses (a)(ii), (c)(i) and (d) of this Special Condition, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.
- (g) The Grantee shall indemnify and keep indemnified the Government from and against all liabilities, claims, losses, damages, expenses, charges, costs, demands, actions and proceedings whatsoever and howsoever arising whether directly or indirectly out of, in connection with or incidental to the fulfilment or non-fulfilment of any of the Grantee's obligations under subclauses (a) to (d) of this Special Condition or the exercise by the Government, the public utility companies providing the said utility services, its or their officers, contractors, agents, workmen or any other persons authorized by it or them, the lessees, tenants or occupiers for the time being of Lot No. 265 S.B RP or their respective bona fide guests and visitors of the rights conferred under sub-clauses (a)(ii), (c)(i) and (d) of this Special Condition."

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

1. 買方須與賣方於正式買賣合約協議，除可用作按揭或押記外，買方不會於完成正式買賣合約之成交及簽署轉讓契之前，以任何方式，或訂立任何協議以達至，提名任何人士接受正式買賣合約所指定的住宅物業或停車位之轉讓，或轉讓該住宅物業或停車位，或轉移該住宅物業或停車位的正式合約之權益。
2. 如正式買賣合約的買方有此要求，並獲賣方（按其自己的酌情決定）同意之情況下取消正式買賣合約或買方於該正式買賣合約所承擔之責任，賣方有權保留相等於該正式買賣合約所指定的住宅物業及停車位總售價百分之五的款額。同時買方亦須額外付予賣方或付還賣方（視情況而定）全部就取消該正式買賣合約須付之律師費、收費及代墊付費用（包括任何印花稅）。
3. 賣方將會支付或已經支付（視情況而定）由批地文件之日起直至有關個別買方簽署轉讓契之日（包括簽署轉讓契當日）止，所有有關該正在興建的發展項目所處地段的地稅。
4. 買方於簽署正式買賣合約後，有權要求查閱一份有關完成興建發展項目所需的建築費用及專業費用總額的資料的最新資料，及有關直至提出要求時所在月份的上一個公曆月底為止已動用及支付的建築費用及專業費用總額，並可於每次提出要求及在支付不多於港幣一百元之象徵式費用後獲提供該資料之更新紀錄的複本。
5. 批地文件特別條款第(5)(a)條訂明承授人須：
 - 「(i) 於2029年3月31日或之前（或署長可能批准的其他日期），自費按署長批准的方式、材料、標準、水平、定線及設計，並達至各方面令署長滿意：
 - (I) 在附錄於本批地文件的圖則I上以綠色顯示的部份（下稱「綠色區域」）鋪設及興建部份未來公眾道路；及
 - (II) 在綠色區域內提供及建造橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或署長全權酌情規定的其他構築物（以下統稱「該等綠色區域構築物」），使建築物可座落於綠色區域及讓車輛和行人往來綠色區域；…」
6. 批地文件特別條款第(5)(a)條訂明承授人須：
 - 「(iv) 於2026年8月10日或之前（或署長可能批准的其他日期），承授人須自費按署長批准的方式、材料、標準、水平、定線及設計，並達至各方面令署長滿意：
 - (I) 在附錄於本批地文件的圖則I上以綠色間黃斜線顯示的部份（下稱「綠色間黃斜線區域」）鋪設及興建部份未來公眾道路；及
 - (II) 在綠色間黃斜線區域內提供及建造橋樑、隧道、上跨路、下通道、下水道、高架道路、天橋、行人路、道路或署長全權酌情規定的其他構築物（以下統稱「該等綠色間黃斜線區域構築物」），使建築物可座落於綠色間黃斜線區域及讓車輛和行人往來綠色間黃斜線區域；…」
7. 批地文件特別條款第(47)條訂明：
 - 「(a) 在完成本特別條款(b)款所述通道的建造工程前，承授人須：
 - (i) 自費在該地段內按署長規定或批准的標準、水平、寬度、定線及設計，並在各方面令署長滿意下，時刻提供臨時通道（以下簡稱「臨時通道」），以供車輛及行人可通過該臨時通道出入、來回及通過現稱為及登記於土地註冊處為「丈量約份第103約地段第265號B分段餘段」之全部土地（以下簡稱「地段第265號B分段餘段」）；
 - (ii) 准許政府、其人員、承建商、代理人、工人及任何獲授權人士，以及地段第265號B分段餘段的現時承租人、租戶及佔用人與其各自的真實賓客及訪客（不論是否攜帶工具、設備、機械及機器），為與地段第265號B分段餘段之正當使用及享用相關的所有合法目的，於日間或夜間任何時間免費及不受限制地步行、使用輪椅或駕駛車輛進出、通過及往返臨時通道；及
 - (iii) 自費將臨時通道維持、保養及修繕至良好穩固狀態，並達至各方面令署長滿意。
 - (b) 承授人須於2029年3月31日或署長批准的其他日期前，自費按照署長規定或批准的方式、材料、標準、水平、定線及設計，並達至各方面令署長滿意，在該地段內鋪設、提供、建造及鋪築一條或多條寬度不少於3米的通道（以下簡稱「通道」），連同署長全權酌情規定的暗渠、行人路、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通輔助設施及其他構築物，以供車輛及行人出入、來回及通過地段第265號B分段餘段。
 - (c) 根據本特別條款(b)款規定完成通道建造後，承授人須在本協議批授的整個年期內：
 - (i) 准許政府、其人員、承建商、代理人、工人及任何獲授權人士，以及地段第265號B分段餘段的現時承租人、租戶及佔用人與其各自的真實賓客及訪客（不論是否攜帶工具、設備、機械及機器），為與地段第265號B分段餘段之正當使用及享用相關的所有合法目的，於日間或夜間任何時間免費及不受限制地步行、使用輪椅或駕駛車輛進出、通過及往返該通道；及
 - (ii) 自費將該通道維持、保養及修繕至良好穩固狀態，並達至各方面令署長滿意。
 - (d) 在本協議批授的整個年期內，政府及地段第265號B分段餘段的承租人、租戶及佔用人保留以下權利，且承授人承諾准許其行使該等權利：為地段第265號B分段餘段的正當使用及享用，通過該通道自由傳送、輸送、供應及排放公用設施服務（包括但不限於水、電、煤氣、電話及電訊服務，以下統稱「所述公用設施服務」）；以及為此目的，准許政府、地段第265號B分段餘段的承租人、租戶及佔用人、提供所述公用設施服務的公用事業公司及其人員、承建商、代理人、工人或任何獲授權人士（不論是否攜帶工具、設備、機械及機器），於所有合理時間（緊急情況除外）免費步行或駕駛車輛進入該地段，以在該通道內鋪設、安裝、檢查、保養、修理、更改、移除、更新及更換所述公用設施服務。
 - (e) 該通道須指定為並構成公用地方的一部分。
 - (f) 政府毋須就承授人履行或不履行本特別條款(a)至(d)款規定的任何責任，或政府、提供所述公用設施服務的公用事業公司及其人員、承建商、代理人、工人或任何獲授權人士，或地段第265號B分段餘段的現時承租人、租戶或佔用人或其各自的真實賓客及訪客行使本特別條款(a)(ii)、(c)(i)及(d)款的權利，而直接或間接產生或相關或附帶引起對承授人或任何其他人士造成或令其蒙受的任何損失、損害、滋擾或干擾承擔任何責任。而且承授人不得就任何該等損失、損害、滋擾或干擾向政府提出索償。
 - (g) 承授人須就承授人履行或不履行本特別條款(a)至(d)款規定的任何責任，或政府、提供所述公用設施服務的公用事業公司及其人員、承建商、代理人、工人或任何獲授權人士，或地段第265號B分段餘段的現時承租人、租戶或佔用人或其各自的真實賓客及訪客行使本特別條款(a)(ii)、(c)(i)及(d)款的權利，而直接或間接產生或相關或附帶引起的所有責任、索償、損失、損害、開支、收費、費用、訴求、訴訟及法律程序，向政府作出彌償，並且保持令其獲得彌償。」

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

Date of printing of this Sales Brochure: 25 June 2026

本售樓說明書印製日期：2026年6月25日

POSSIBLE FUTURE CHANGE 日後可能出現的改變

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

發展項目及其周邊地區日後可能出現改變。

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