VICTORIA HARBOUR
海璇II

PHASE 2B-2 第2B-2期

SALES BROCHURE
售樓說明書



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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure 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 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.

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

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

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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.

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is 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.

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

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 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。

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。

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓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。

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

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等同買家的「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。
- 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。

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[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。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

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

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

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

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE PHASE 期數的資料

Name of the Phase of the Development
Phase 2B-2 (the "Phase") of Victoria Harbour Development ("the Development")
(Tower 3 and Tower 3A of the residential development in the Phase are called "Victoria Harbour II")

發展項目期數名稱
海璇發展項目(「發展項目」)的第2B-2期(「期數」)
(期數中住宅發展項目的第3座及第3A座稱為「海璇II」)

Name of the street and the street number
123 Java Road

街道名稱及門牌號數
渣華道123號

Total number of storeys of each multi-unit building
Tower 3 and Tower 3A : 16 storeys

The above number of storeys does not include the basement floors (B1/F and B2/F), G/F, 1/F, 2/F, 3/F(P/F), transfer plate, roof and upper roof.

每幢多單位建築物的樓層總數
第3座及第3A座 : 16 層

上述樓層數目不包括地庫樓層(地庫1層及地庫2層)、地下、1樓、2樓、3樓(平台)、轉換層、天台及上層天台。

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase
Tower 3 and Tower 3A : B2/F, B1/F, G/F, 1/F, 2/F, 3/F(P/F), 5/F-12/F, 15/F-22/F and roof

期數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3座及第3A座 : 地庫2層、地庫1層、地下、1樓、2樓、3樓(平台)、5樓至12樓、15樓至22樓及天台

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

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

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

每幢多單位建築物內的庇護層(如有的話)
每座均不設庇護層

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE 賣方及有參與期數的其他人的資料

Vendor
Choice Win (H.K.) Limited

賣方
彩榮(香港)有限公司

Holding companies of the Vendor
Topraise Group Limited
Total Corporate Holdings Limited
Sun Hung Kai Properties Limited

賣方的控權公司
Topraise Group Limited
Total Corporate Holdings Limited
新鴻基地產發展有限公司

Authorized Person for the Phase, and the firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity
Lu Yuen Cheung Ronald of Ronald Lu & Partners (Hong Kong) Limited

期數的認可人士及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
呂元祥建築師事務所(香港)有限公司之呂元祥

Building Contractor for the Phase
Chun Fai Construction Company Limited

期數的承建商
駿輝建築有限公司

Firms of Solicitors acting for the owner in relation to the sale of residential properties in the Phase
Mayer Brown
Woo Kwan Lee & Lo
Sit, Fung, Kwong & Shum

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
孖士打律師行
胡關李羅律師行
薛馮鄺岑律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
Not Applicable

已為期數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
不適用

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

已為期數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 PHASE 有參與期數的各方的關係

(a) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b) The vendor or a building contractor for the Phase 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 Phase 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 Phase 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 Phase 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 Phase 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 Phase 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 Phase.	Not Applicable
(h) The vendor or a building contractor for the Phase 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 Phase.	Not Applicable
(i) The vendor or a building contractor for the Phase 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 Phase, is a private company, and an authorized person for the Phase, 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 Phase, 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 Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m) The vendor or a building contractor for the Phase 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 Phase, 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 Phase 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 Phase, 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 Phase 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 Phase 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 Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s) The vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor, Chun Fai Construction Company Limited, is an associate corporation of the Vendor and its holding companies.

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE 有參與期數的各方的關係

(a) 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，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。	沒有
(d) 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	沒有
(g) 賣方或該期數的承建商屬個人，並屬就該期數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) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數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) 賣方或該期數的承建商屬法團，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。	沒有
(j) 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數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。	沒有
(k) 賣方、賣方的控權公司或該期數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。	沒有
(l) 賣方或該期數的承建商屬法團，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。	沒有
(m) 賣方或該期數的承建商屬合夥，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期數的承建商屬私人公司，而就該期數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。	沒有
(o) 賣方、賣方的控權公司或該期數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。	沒有
(p) 賣方或該期數的承建商屬法團，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。	沒有
(q) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，而該期數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。	沒有
(s) 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商駿輝建築有限公司屬賣方及其控權公司的有聯繫法團。

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數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.
每幢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 Name 大廈名稱	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	5/F 5樓	A	0.681
		B	0.727
	6/F - 12/F, 15/F - 19/F 6樓至12樓，15樓至19樓	A	0.681
		B	0.727
	20/F 20樓	A	0.681
		B	0.727
	21/F 21樓	A	--
	22/F 22樓	A	--

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數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.
每幢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 Name 大廈名稱	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 3A 第3A座	5/F 5樓	A	--
		B	--
		C	1.065
		D	0.270
		E	0.270
		F	0.191
	6/F - 12/F, 15/F - 20/F 6樓至12樓，15樓至20樓	A	--
		B	--
		C	1.065
		D	0.270
		E	0.270
		F	0.191
Tower 3A 第3A座	21/F 21樓	A	--
		B	--
		D	0.270
		E	0.270
		F	0.191
	22/F 22樓	A	--
		D	0.270
		E	0.270
		F	0.191

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are curtain walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of each building is 225mm.
每幢建築物的幕牆的厚度為225毫米。

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 3 第3座	5/F 5樓	A	4.229
		B	2.293
	6/F - 12/F, 15/F - 19/F 6樓至12樓，15樓至19樓	A	4.229
		B	2.870
	20/F 20樓	A	4.229
		B	2.791
	21/F 21樓	A	7.631
	22/F 22樓	A	7.631

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are curtain walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of each building is 225mm.
每幢建築物的幕牆的厚度為225毫米。

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 3A 第3A座	5/F 5樓	A	0.547
		B	0.555
		C	1.468
		D	1.317
		E	1.006
		F	0.777
	6/F - 12/F, 15/F - 20/F 6樓至12樓，15樓至20樓	A	0.547
		B	0.555
		C	1.468
		D	1.317
		E	1.006
		F	0.777
Tower 3A 第3A座	21/F 21樓	A	0.547
		B	1.935
		D	1.317
		E	1.006
		F	0.777
	22/F 22樓	A	2.011
		D	1.317
		E	1.006
		F	0.777

INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The Manager appointed under the executed deed of mutual covenant

Under the executed Deed of Mutual Covenant and Management Agreement of the Development, Royal Elite Service Company Limited is the person appointed as the manager of the Development.

根據已簽立的公契獲委任的管理人

根據已簽立的發展項目的公契及管理協議，帝譽服務有限公司獲委任為發展項目的管理人。

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



Location of the Development
發展項目的位置

Scale 比例尺

metres 米 0 50 100 150 200 250

N

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

This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 11-SE-A dated 6 August 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是參考於2024年8月6日出版之地政總署測繪處之測繪圖 (組別編號HP5C)，圖幅編號11-SE-A，由賣方擬備，有需要處經修正處理。

NOTATION 圖例

- Clinic
  診療所
- 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)
- Sewage Treatment Works and Facilities
  污水處理廠及設施
- 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)
- Power Plant (including Electricity Sub-stations)
  發電廠 (包括電力分站)
- Market (including Wet Market and Wholesale Market)
  市場 (包括濕貨市場及批發市場)
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施 (包括運動場及游泳池)
- Public Park
  公園
- Refuse Collection Point
  垃圾收集站
- Ventilation Shaft for the Mass Transit Railway
  香港鐵路的通風井

AERIAL PHOTOGRAPH OF THE PHASE 期數的鳥瞰照片



Location of the Phase
期數的位置

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department as follows:
摘錄自地政總署測繪處之以下鳥瞰照片：

Photo No. 照片編號	Flying Height 飛行高度	Flight Date 飛行日期
E165252C	6,900 feet 6,900呎	10 April 2022 2022年4月10日

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

備註：
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數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。

AERIAL PHOTOGRAPH OF THE PHASE 期數的鳥瞰照片



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

Location of the Phase
期數的位置

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department as follows:
摘錄自地政總署測繪處之以下鳥瞰照片：

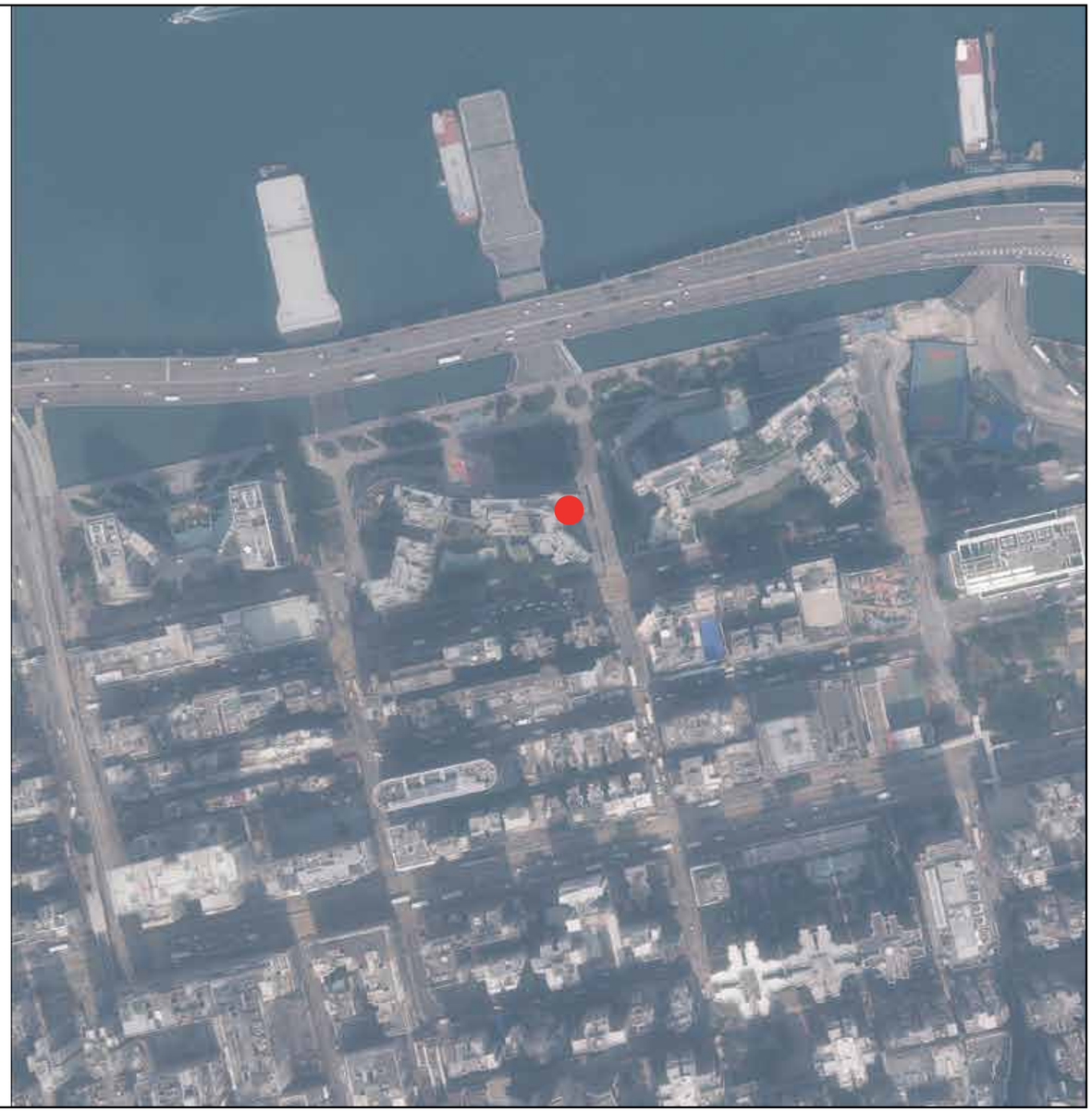
Photo No. 照片編號	Flying Height 飛行高度	Flight Date 飛行日期
E196435C	6,900 feet 6,900呎	2 March 2023 2023年3月2日

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

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數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。

AERIAL PHOTOGRAPH OF THE PHASE 期數的鳥瞰照片

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



Location of the Phase
期數的位置

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Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department as follows:
摘錄自地政總署測繪處之以下鳥瞰照片：

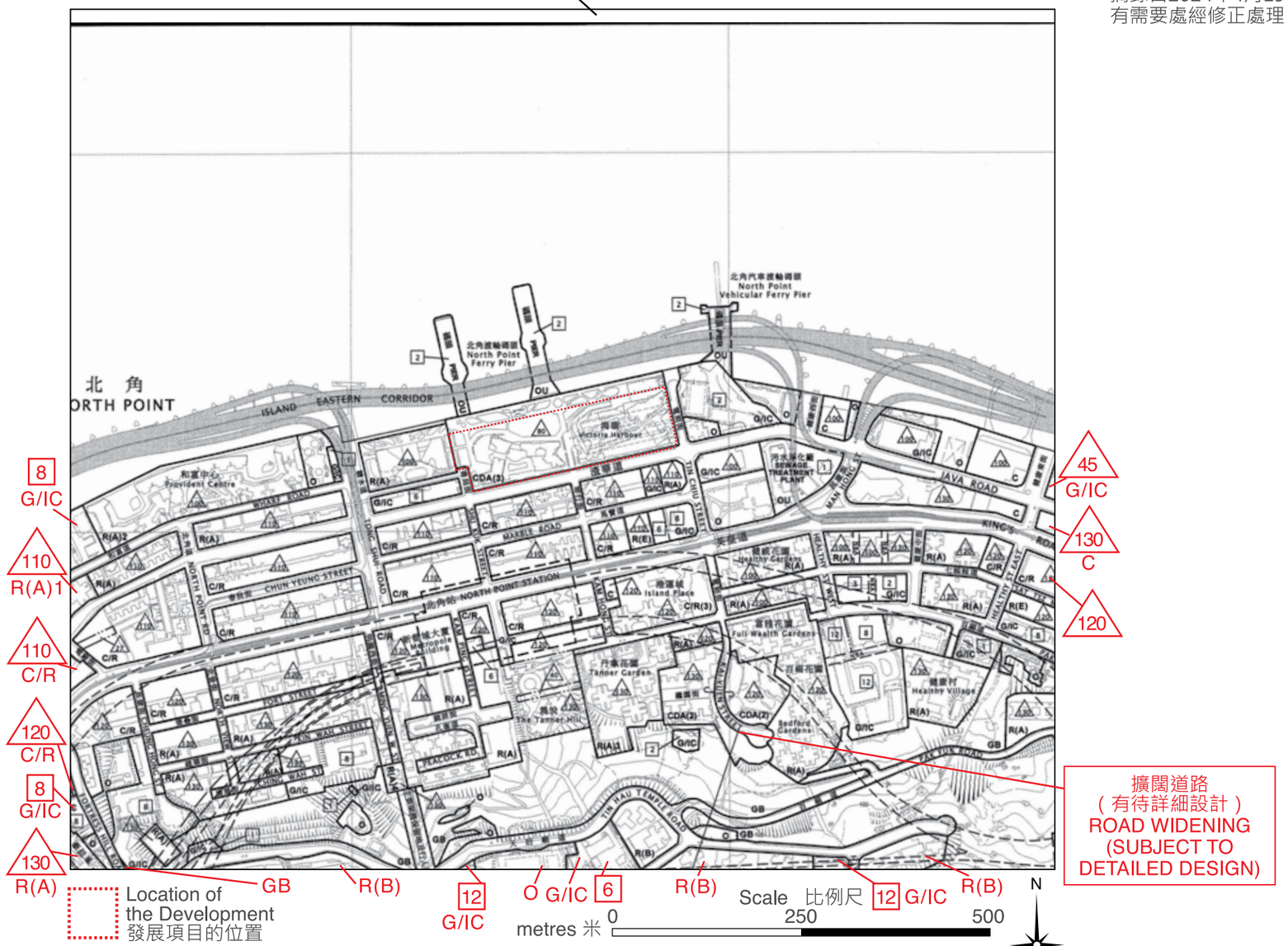
Photo No. 照片編號	Flying Height 飛行高度	Flight Date 飛行日期
E196436C	6,900 feet 6,900呎	2 March 2023 2023年3月2日

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

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

This blank area (sea area) falls outside the coverage of the relevant Outline Zoning Plan
有關分區計劃大綱圖並不覆蓋本空白（海域）範圍



Adopted from part of the approved North Point Outline Zoning Plan No. S/H8/28, gazetted on 19 April 2024, with adjustments where necessary as shown in red.
摘錄自2024年4月19日刊憲之北角分區計劃大綱核准圖，圖則編號為S/H8/28，有需要處經修正處理，以紅色顯示。

Note :
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註 :
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

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

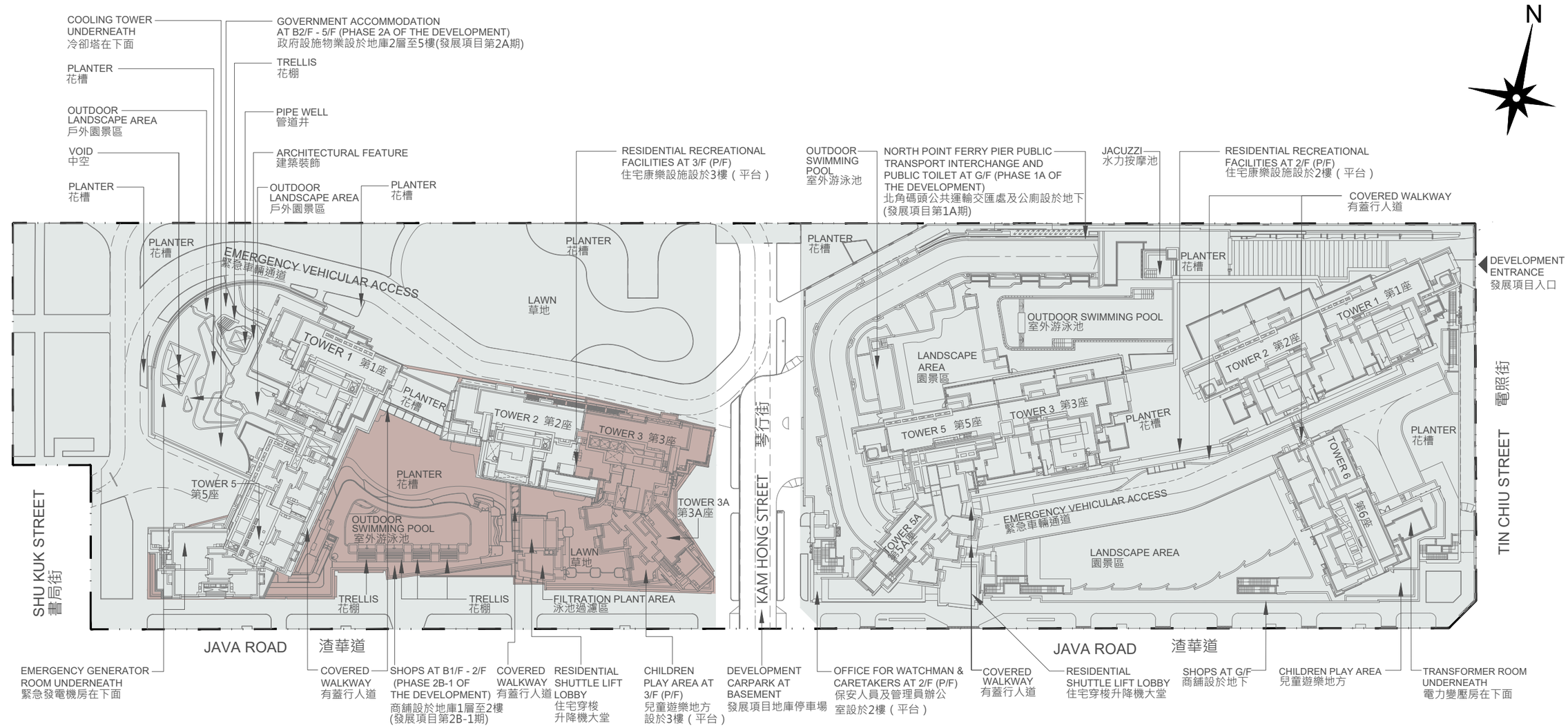
NOTATION 圖例

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

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
RAILWAY RESERVE	RAILWAY RESERVE	鐵路專用範圍

MISCELLANEOUS		其他
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

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



Other Phases of the Development 發展項目的其他期數

Phase 2B-2 of the Development 發展項目第2B-2期

Boundary of the Development 發展項目的界線

SCALE 比例 0 40 80M(米)

AK001

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS FOR FLOOR PLANS
樓面平面圖中所使用名詞及簡稱之圖例

A/C PLATFORM	=	AIR-CONDITIONING PLATFORM	冷氣機平台
ACOUSTIC BALCONY	=	ACOUSTIC BALCONY	減音露台
A.D. / A.D	=	AIR DUCT	通風槽
ALUM. FEATURE	=	ALUMINIUM FEATURE	鋁質裝飾
ALUM. FEATURE ABOVE	=	ALUMINIUM FEATURE ABOVE	鋁質裝飾置上
ALUM. FEATURE AT H/L	=	ALUMINIUM FEATURE AT HIGH LEVEL	鋁質裝飾於高位
ALUM. ARCH. FEATURE	=	ALUMINIUM ARCHITECTURAL FEATURE	鋁質建築裝飾
ALUM. CLADDING	=	ALUMINIUM CLADDING	鋁質覆蓋層
ALUM. COPING	=	ALUMINIUM COPING	鋁質蓋頂
ALUM. GRILLE	=	ALUMINIUM GRILLE	鋁質格柵
ARCH. CLADDING	=	ARCHITECTURAL CLADDING	建築覆蓋層
ARCH. FEATURE	=	ARCHITECTURAL FEATURE	建築裝飾
ARCH. FEATURE ABOVE	=	ARCHITECTURAL FEATURE ABOVE	建築裝飾置上
BAL.	=	BALCONY	露台
BATH 2 / BATH. 2	=	BATHROOM 2	浴室 2
BATH 3 / BATH. 3	=	BATHROOM 3	浴室 3
B.R. 2	=	BEDROOM 2	睡房 2
B.R. 3	=	BEDROOM 3	睡房 3
B.R. 4	=	BEDROOM 4	睡房 4
BUILDING LINE ABOVE	=	BUILDING LINE ABOVE	建築物界線置上
BUILDING LINE BELOW	=	BUILDING LINE BELOW	建築物界線置下

Remarks:
1. There may be architectural features on external walls of some of the 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, corridors, bathrooms, store rooms, lavatories, open kitchens and kitchens of some residential units for the air-conditioning system and/ or M&E service. There are exposed pipes/ ductings for air-conditioning system and/ or M&E service within some store 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 retrieved from the latest approved general building plans for general indication only.
6. For some residential units, the air-conditioning platform(s) outside the unit is/ are placed with split type air-conditioner (outdoor unit)(s) belonging to that unit and/or other residential units.

附註 :
1. 部份樓層外牆範圍設有建築裝飾。
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/或外牆及/或附近設有外露及/或藏於覆蓋層之公用喉管。
3. 部份住宅單位客廳、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有跌級樓板及/或天花假陣及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物房內設有冷氣及/或機電設備之外露喉管/管道。
4. 露台及工作平台為不可封閉地方。
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、淋浴間、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. 部份住宅單位外的冷氣機平台放置屬於其單位及/或其他住宅單位的一部或多部分體式冷氣機（室外機）。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS FOR FLOOR PLANS
樓面平面圖中所使用名詞及簡稱之圖例

COMMON AREA	=	COMMON AREA	公用地方
COMMON FLAT ROOF	=	COMMON FLAT ROOF	公用平台
COMMON ROOF	=	COMMON ROOF	公用天台
CORRIDOR	=	CORRIDOR	走廊
COVER FOR BALCONY	=	COVER FOR BALCONY	露台上蓋
COVER FOR U.P.	=	COVER FOR UTILITY PLATFORM	工作平台上蓋
COVER FOR COVERED WALKWAY (GREENERY ON TOP)	=	COVER FOR COVERED WALKWAY (GREENERY ON TOP)	有蓋行人道上蓋（綠化頂部）
COVER FOR STAIR	=	COVER FOR STAIR	樓梯上蓋
C.W.	=	CURTAIN WALL	幕牆
DIN.	=	DINING ROOM	飯廳
DOGHOUSE	=	DOGHOUSE	管道房
DN. / DN	=	DOWN	落
EL. RM. / EL.RM.	=	ELECTRICAL ROOM	電力房
ELV	=	EXTRA-LOW VOLTAGE	特低電壓
E.M.R.	=	ELECTRIC METER ROOM	電錶房
FIREMAN'S LIFT LOBBY	=	FIREMAN'S LIFT LOBBY	消防員升降機大堂
FLAT	=	FLAT	單位
FLAT ROOF	=	FLAT ROOF	平台
FLAT ROOF (FOR COMMON)	=	FLAT ROOF (FOR COMMON)	平台（公用）
FLUSHING WATER PUMP RM.	=	FLUSHING WATER PUMP ROOM	沖廁水泵房
FLUSHING WATER TANK RM.	=	FLUSHING WATER TANK ROOM	沖廁水缸房
GLASS CLADDING	=	GLASS CLADDING	玻璃覆蓋層
H.R.	=	HOSE REEL	消防喉轆
H.R. AT H/L	=	HOSE REEL AT HIGH LEVEL	消防喉轆於高位
INACCESSIBLE FLAT ROOF (COMMON)	=	INACCESSIBLE FLAT ROOF (COMMON)	不可通達的平台（公用）

Remarks:
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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, corridors, bathrooms, store rooms, lavatories, open kitchens and kitchens of some residential units for the air-conditioning system and/ or M&E service. There are exposed pipes/ ductings for air-conditioning system and/ or M&E service within some store rooms.
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6. For some residential units, the air-conditioning platform(s) outside the unit is/ are placed with split type air-conditioner (outdoor unit)(s) belonging to that unit and/or other residential units.

附註：
1. 部份樓層外牆範圍設有建築裝飾。
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/或外牆及/或附近設有外露及/或藏於覆蓋層之公用喉管。
3. 部份住宅單位客廳、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有跌級樓板及/或天花假陣及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物房內設有冷氣及/或機電設備之外露喉管/管道。
4. 露台及工作平台為不可封閉地方。
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、淋浴間、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. 部份住宅單位外的冷氣機平台放置屬於其單位及/或其他住宅單位的一部或多部分體式冷氣機（室外機）。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS FOR FLOOR PLANS
樓面平面圖中所使用名詞及簡稱之圖例

KIT.	=	KITCHEN	廚房
LAV.	=	LAVATORY	洗手間
LIV.	=	LIVING ROOM	客廳
LIFT	=	LIFT	升降機
LIFT OVER RUN / LIFT OVERRUN	=	LIFT OVER RUN	升降機緩衝區
LIFT LOBBY	=	LIFT LOBBY	升降機大堂
LOBBY	=	LOBBY	大堂
M. BATH	=	MASTER BATHROOM	主人浴室
M.B.R.	=	MASTER BEDROOM	主人睡房
METAL CANOPY	=	METAL CANOPY	金屬簷篷
M.R. / METAL RAILING	=	METAL RAILING	金屬欄杆
M.G.	=	METAL GRILLE	金屬格柵
M.L. AT H/L	=	METAL LOUVRE AT HIGH LEVEL	金屬百葉於高位
OPEN KIT.	=	OPEN KITCHEN	開放式廚房
PLANTER	=	PLANTER	花槽
P.D. / P.D	=	PIPE DUCT	管道槽
P.W./ PIPE WELL	=	PIPE WELL	管道井
POTABLE WATER PUMP RM.	=	POTABLE WATER PUMP ROOM	食水泵房
POWDER ROOM	=	POWDER ROOM	化妝間
ROOF	=	ROOF	天台
R.C.C.	=	REINFORCED CONCRETE CURB	鋼筋混凝土礎
R.S. & M.R.R.	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收房
S.	=	STOVE	煮食爐
STORE	=	STORE ROOM	儲物房
STONE CLADDING	=	STONE CLADDING	石料覆蓋層
SINK	=	SINK	洗滌盆
SUN SHADING DEVICE	=	SUN SHADING DEVICE	遮蔽裝置

Remarks:
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附註 :
1. 部份樓層外牆範圍設有建築裝飾。
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/或外牆及/或附近設有外露及/或藏於覆蓋層之公用喉管。
3. 部份住宅單位客廳、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有跌級樓板及/或天花假陣及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物房內設有冷氣及/或機電設備之外露喉管/管道。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS FOR FLOOR PLANS
樓面平面圖中所使用名詞及簡稱之圖例

TEL DUCT	= TELEPHONE DUCT	電訊設備槽
TEL	= TELEPHONE	電訊
T.G.B. / T.G.B	= TEMPERED GLASS BALUSTRADE	鋼化玻璃欄杆
U.P.	= UTILITY PLATFORM	工作平台
U.P. ABOVE	= UTILITY PLATFORM ABOVE	工作平台置上
UP	= UP	上
UTILITY	= UTILITY	工作間
VOID	= VOID	中空
WALK-IN CLOSET	= WALK-IN CLOSET	衣帽間
WATER TANK	= WATER TANK	水缸
W.M.C. / W.M.C	= WATER METER CABINET	水錶櫃
	= MAINTENANCE WINDOW	維修窗戶
	= WINDOW WITH SLIDING PANEL BEHIND (ACOUSTIC WINDOW)	背面裝設滑動嵌板的窗戶 (減音窗)
	= SLIDING DOOR WITH SLIDING PANEL BEHIND (ACOUSTIC WINDOW) (FOR BALCONY ONLY)	背面裝設滑動嵌板的趟門 (減音窗) (只供露台)
	= WALL WITH MINIMUM 600mm WIDTH WITH MINIMUM FIRE RESISTANCE RATING -/30/30	不少於600毫米闊度和 不可低於30分鐘完整性及隔熱性耐火效能的牆
	= SPLIT TYPE AIR-CONDITIONER (OUTDOOR UNIT)	分體式冷氣機（室外機）

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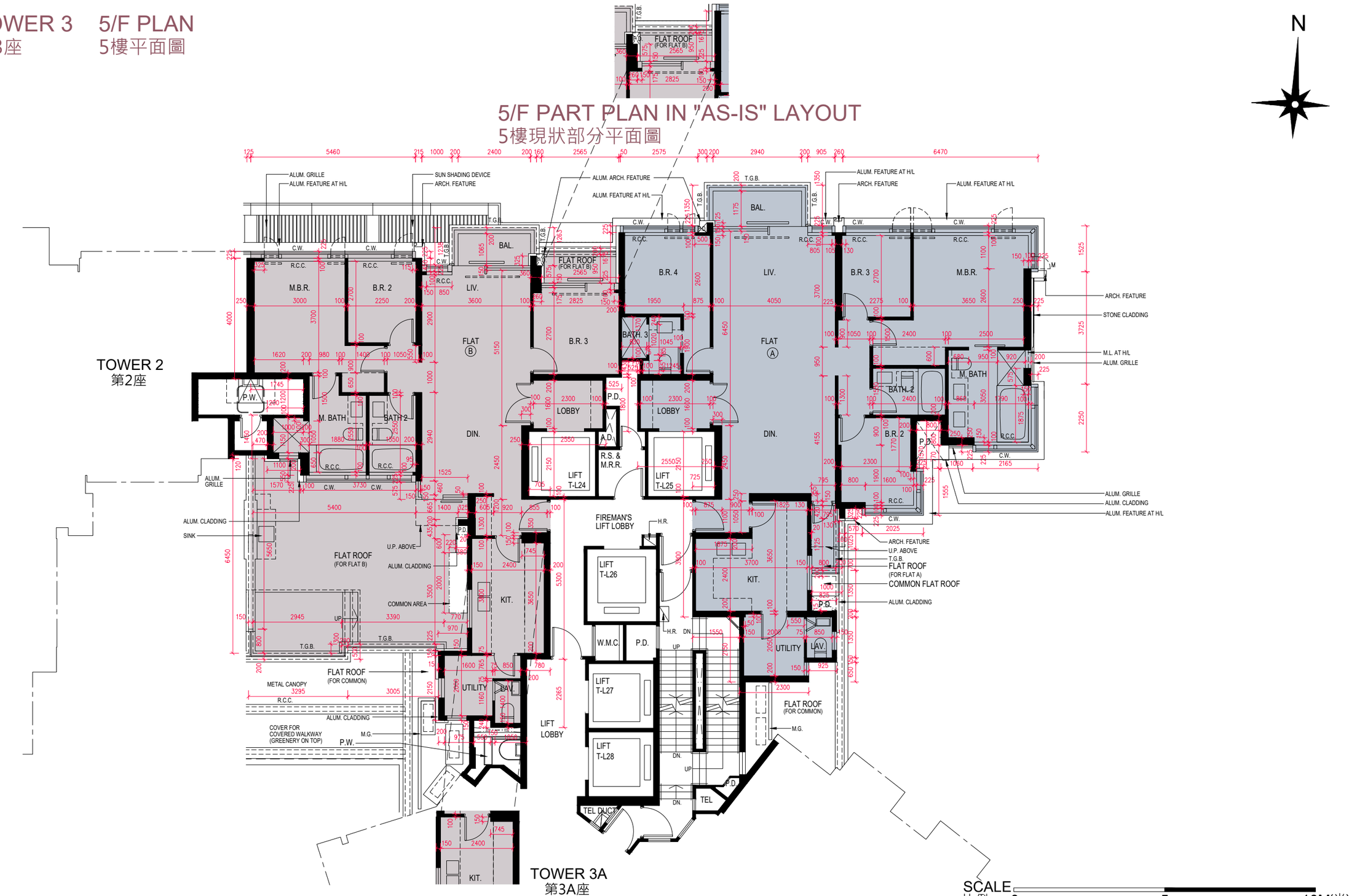
附註：
1. 部份樓層外牆範圍設有建築裝飾。
2. 部份住宅單位的露台及/或平台及/或工作平台及/或冷氣機平台及/或外牆及/或附近設有外露及/或藏於覆蓋層之公用喉管。
3. 部份住宅單位客廳、飯廳、睡房、工作間、走廊、浴室、儲物房、洗手間、開放式廚房以及廚房有跌級樓板及/或天花假陣及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物房內設有冷氣及/或機電設備之外露喉管/管道。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3 5/F PLAN
第3座 5樓平面圖

N

5/F PART PLAN IN "AS-IS" LAYOUT
5樓現狀部分平面圖



SCALE 比例 0 5 10M(米)

5/F PART PLAN IN "AS-IS" LAYOUT
5樓現狀部分平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位	
			A	B
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)	Tower 3 第3座	5/F 5樓	2950, 3050, 3100, 3200, 3300	2950, 3050, 3100, 3200, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200	125, 150, 175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 to AL004 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
- ⌐ ¬ ¬ ⌐ Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.
- Parts of the relevant residential property shown with part plan(s) in "as-is" layout in the floor plan have been altered by way of exempted works under the Buildings Ordinance and its subsidiary legislation.

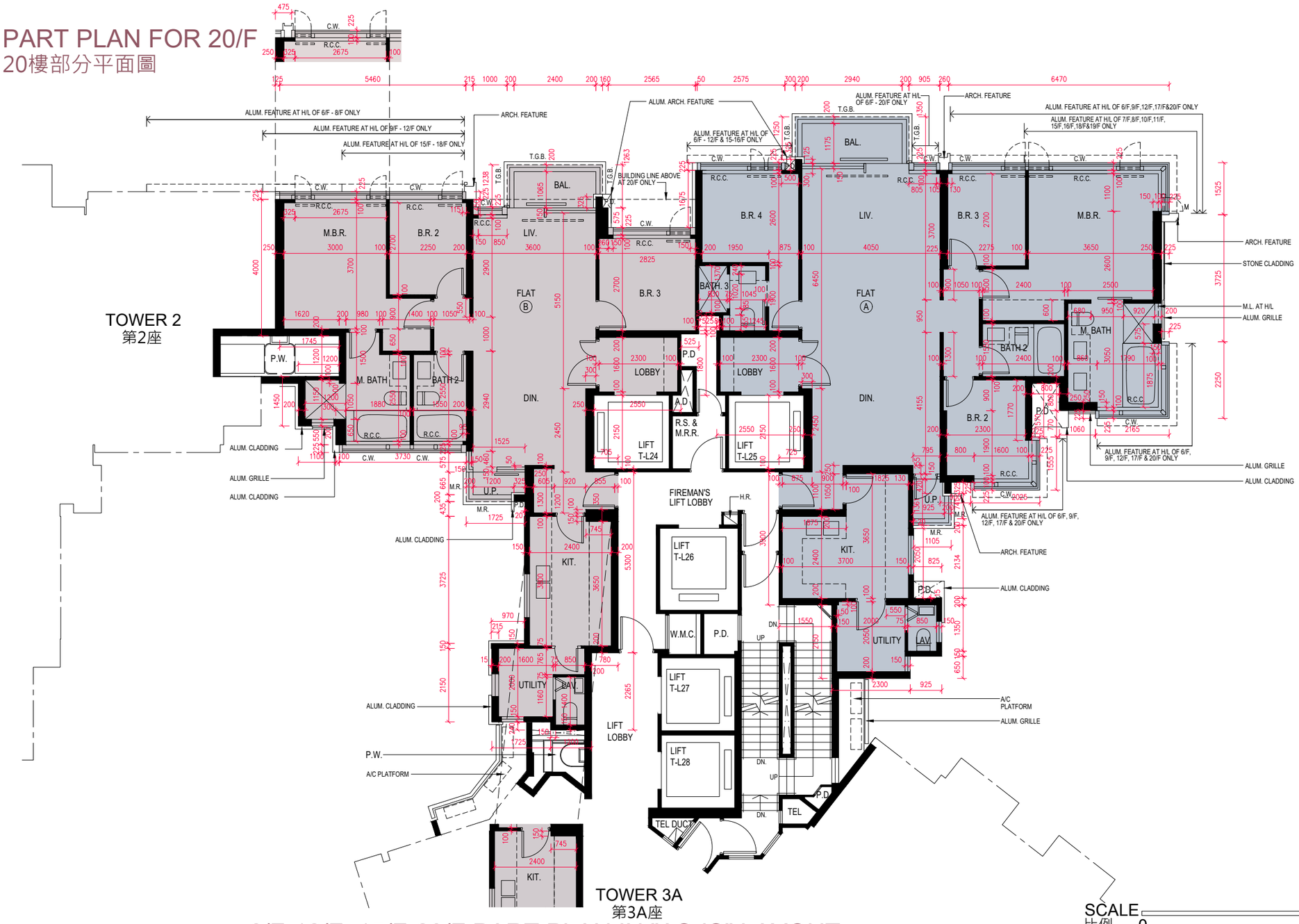
附註:
- 樓面平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
- 樓面平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第AL001至AL004頁。
- ⌐ ¬ ¬ ⌐ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
- 樓面平面圖內以現狀部分平面圖顯示的相關住宅物業的一部分已施行《建築物條例》及其附屬條例下的豁免工程。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3 6/F-12/F, 15/F-20/F PLAN
第3座 6樓至12樓，15樓至20樓平面圖

N

PART PLAN FOR 20/F
20樓部分平面圖



TOWER 3A
第3A座

SCALE 比例 0 5 10M(米)

6/F-12/F, 15/F-20/F PART PLAN IN "AS-IS" LAYOUT
6樓至12樓，15樓至20樓現狀部分平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位	
			A	B
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)	Tower 3 第3座	6/F - 12/F, 15/F - 18/F 6樓至12樓， 15樓至18樓	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300
		19/F 19樓	2950, 3050, 3200, 3250, 3300	2950, 3050, 3200, 3250, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)		6/F - 12/F, 15/F - 19/F 6樓至12樓， 15樓至19樓	125, 150, 200	125, 150, 175

	Tower Name 大廈名稱	Floor 樓層	Flat 單位	
			A	B
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)	Tower 3 第3座	20/F 20樓	3000, 3150, 3250, 3300, 3500, 3550	3000, 3150, 3250, 3300 3350, 3400, 3500, 3750
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 175, 200	125, 150, 175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

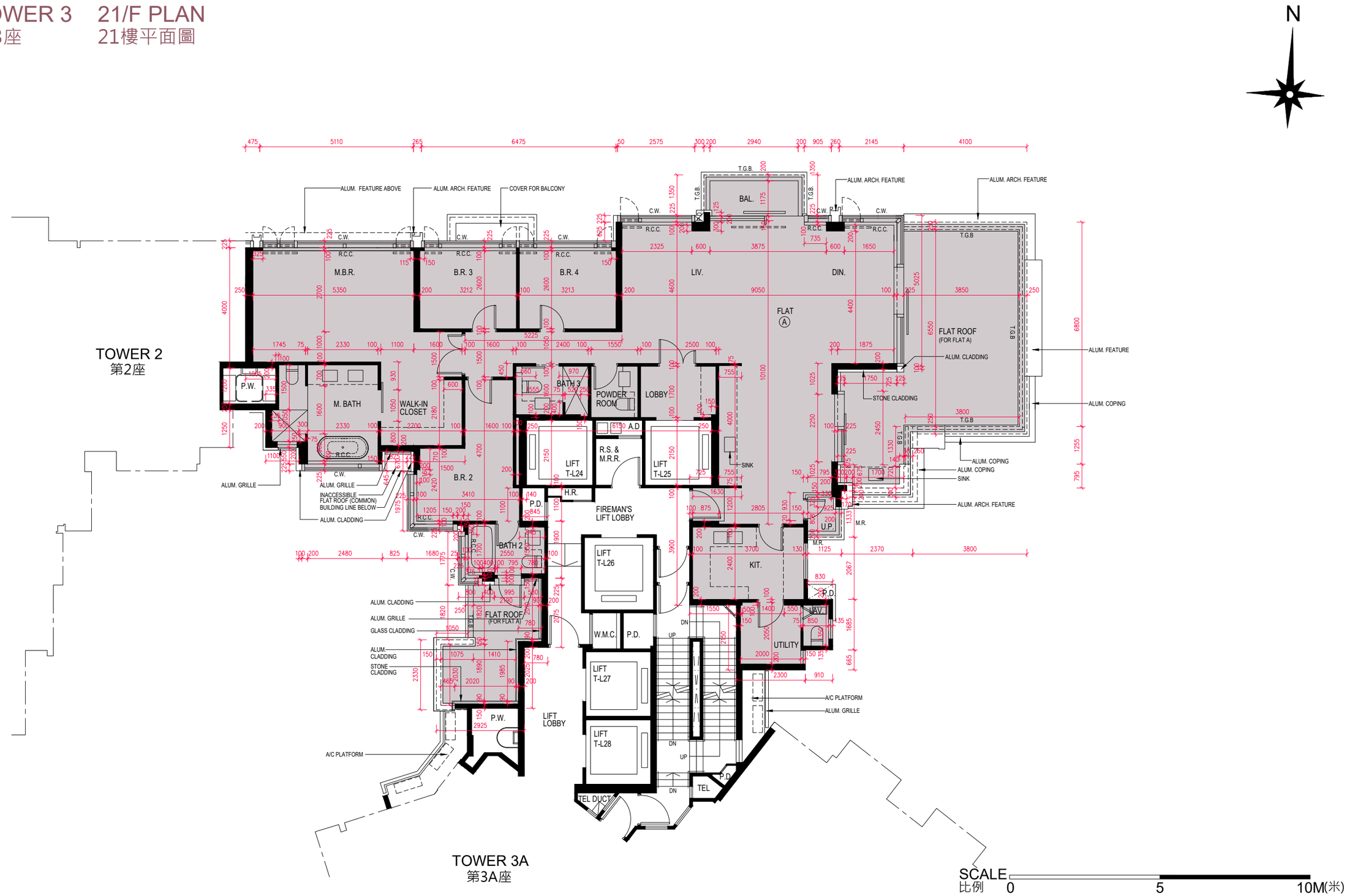
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
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附註:
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- 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
- 樓面平面圖內以現狀部分平面圖顯示的相關住宅物業的一部分已施行《建築物條例》及其附屬條例下的豁免工程。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3 21/F PLAN
第3座 21樓平面圖



AL009

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位
			A
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)	Tower 3 第3座	21/F 21樓	3000, 3150, 3250, 3350, 3400, 3500
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			150, 175, 200, 500

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

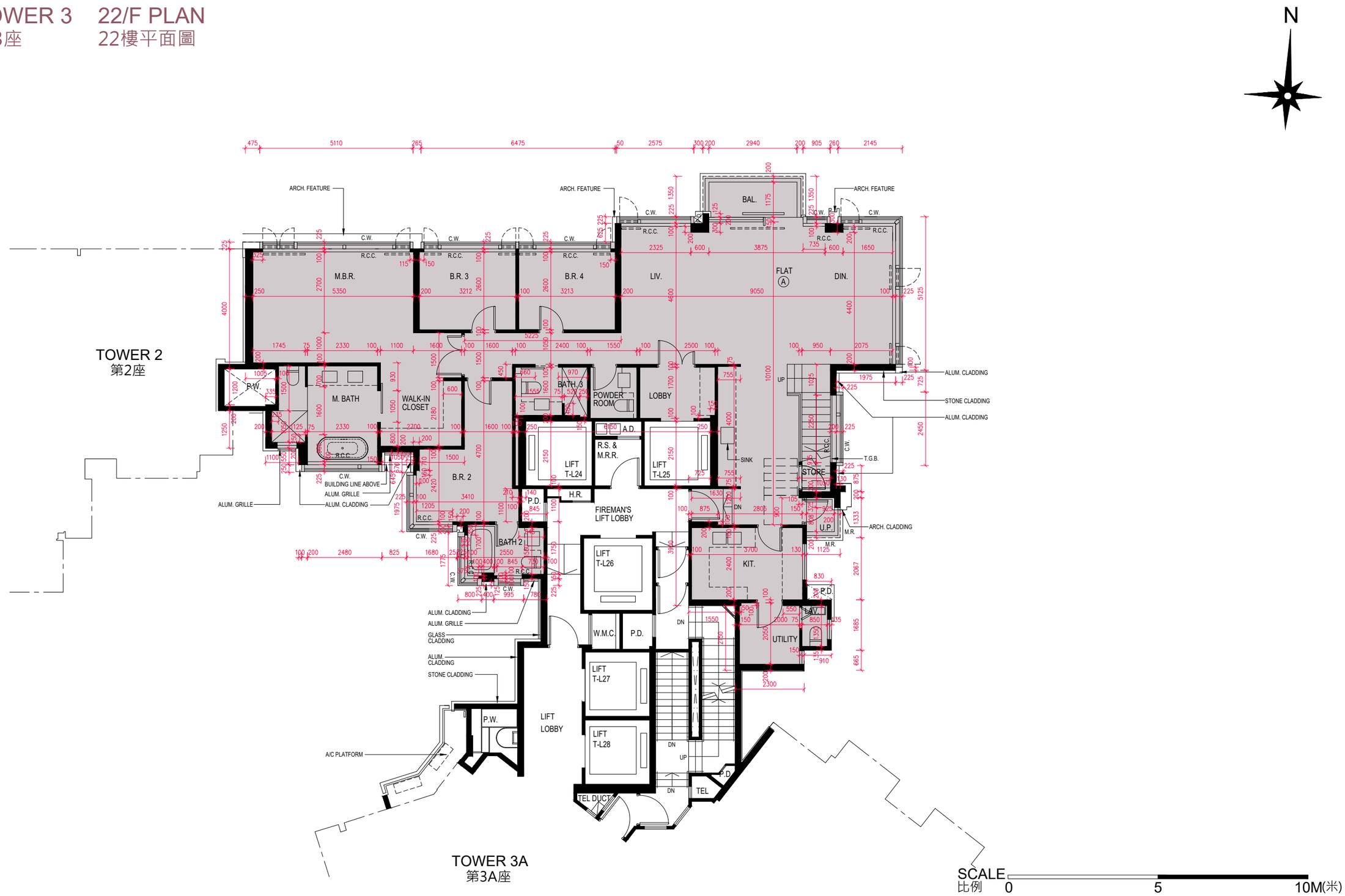
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 to AL004 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
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附註:
- 樓面平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
- 樓面平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第AL001至AL004頁。
- 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3 22/F PLAN
第3座 22樓平面圖



AL011

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位
			A
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)	Tower 3 第3座	22/F 22樓	3500, 3825
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 175, 200, 600

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

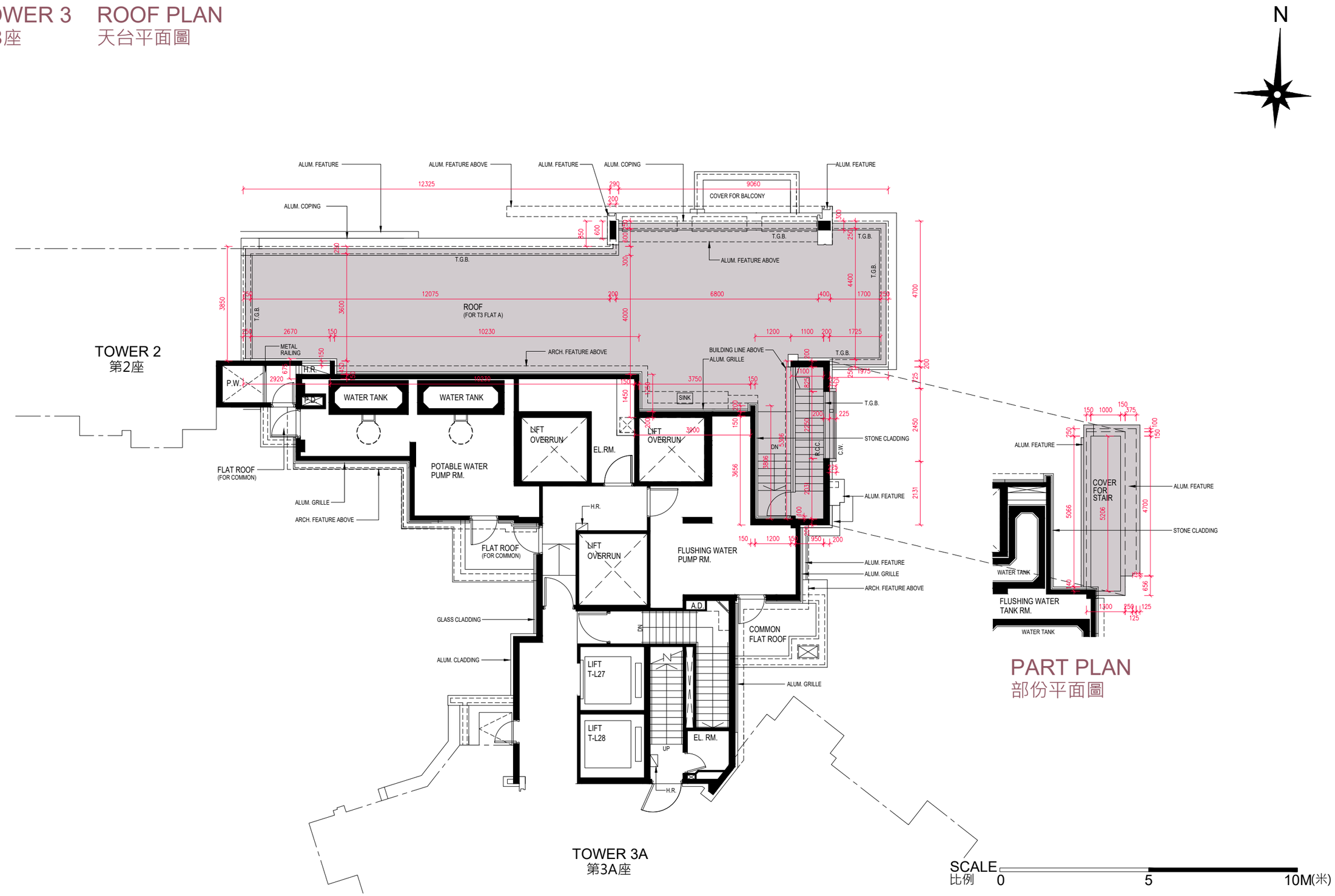
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
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附註:
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- 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3 ROOF PLAN
第3座 天台平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位
			A
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)	Tower 3 第3座	ROOF 天台	N/A 不適用
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			N/A 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
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- ┌ ─ ┐ Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

附註:
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- ┌ ─ ┐ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3A 第3A座　5/F PLAN 5樓平面圖



N

5/F PART PLAN IN "AS-IS" LAYOUT
5樓現狀部分平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位					
			A	B	C	D	E	F
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)	Tower 3A 第3A座	5/F 5樓	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300	3050, 3200, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200	125, 150, 200	125, 150, 175, 225	125, 175	125, 175	125, 150, 175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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- ⎡ ⎤ Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.
- Parts of the relevant residential property shown with part plan(s) in "as-is" layout in the floor plan have been altered by way of exempted works under the Buildings Ordinance and its subsidiary legislation.

附註:
- 樓面平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
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- ⎡ ⎤ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
- 樓面平面圖內以現狀部分平面圖顯示的相關住宅物業的一部分已施行《建築物條例》及其附屬條例下的豁免工程。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3A 6/F-12/F, 15/F-20/F PLAN
第3A座 6樓至12樓，15樓至20樓平面圖



6/F-12/F, 15/F-20/F PART PLAN IN "AS-IS" LAYOUT
6樓至12樓，15樓至20樓現狀部分平面圖

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位					
			A	B	C	D	E	F
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)	Tower 3A 第3A座	6/F - 12/F, 15/F - 19/F 6樓至12樓， 15樓至19樓	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300	3050, 3200, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)		6/F - 12/F, 15/F - 18/F 6樓至12樓， 15樓至18樓	125, 150, 200	125, 150, 200	125, 150, 175, 225	125, 175	125, 175	125, 150, 175
		19/F 19樓	125, 150, 200	125, 150, 200	125, 150, 175, 200	125, 175	125, 175	125, 150, 175

	Tower Name 大廈名稱	Floor 樓層	Flat 單位					
			A	B	C	D	E	F
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)	Tower 3A 第3A座	20/F 20樓	2950, 3050, 3300	2950, 3050, 3200, 3300	3050, 3300	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300	3050, 3200, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200	125, 150, 200	125, 150, 200, 225	125, 175	125, 175	125, 150, 175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

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附註:
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- 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
- 樓面平面圖內以現狀部分平面圖顯示的相關住宅物業的一部分已施行《建築物條例》及其附屬條例下的豁免工程。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3A 21/F PLAN
第3A座 21樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位				
			A	B	D	E	F
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)	Tower 3A 第3A座	21/F 21樓	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300	3050, 3200, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200	125, 150, 175, 200	125, 175	125, 175	125, 150, 175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

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- [ ] 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3A 第3A座　22/F PLAN 22樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位			
			A	D	E	F
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)	Tower 3A 第3A座	22/F 22樓	3500, 3900	3500, 3900	3500	3500
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200	125, 150, 175	125, 175	125, 150, 175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

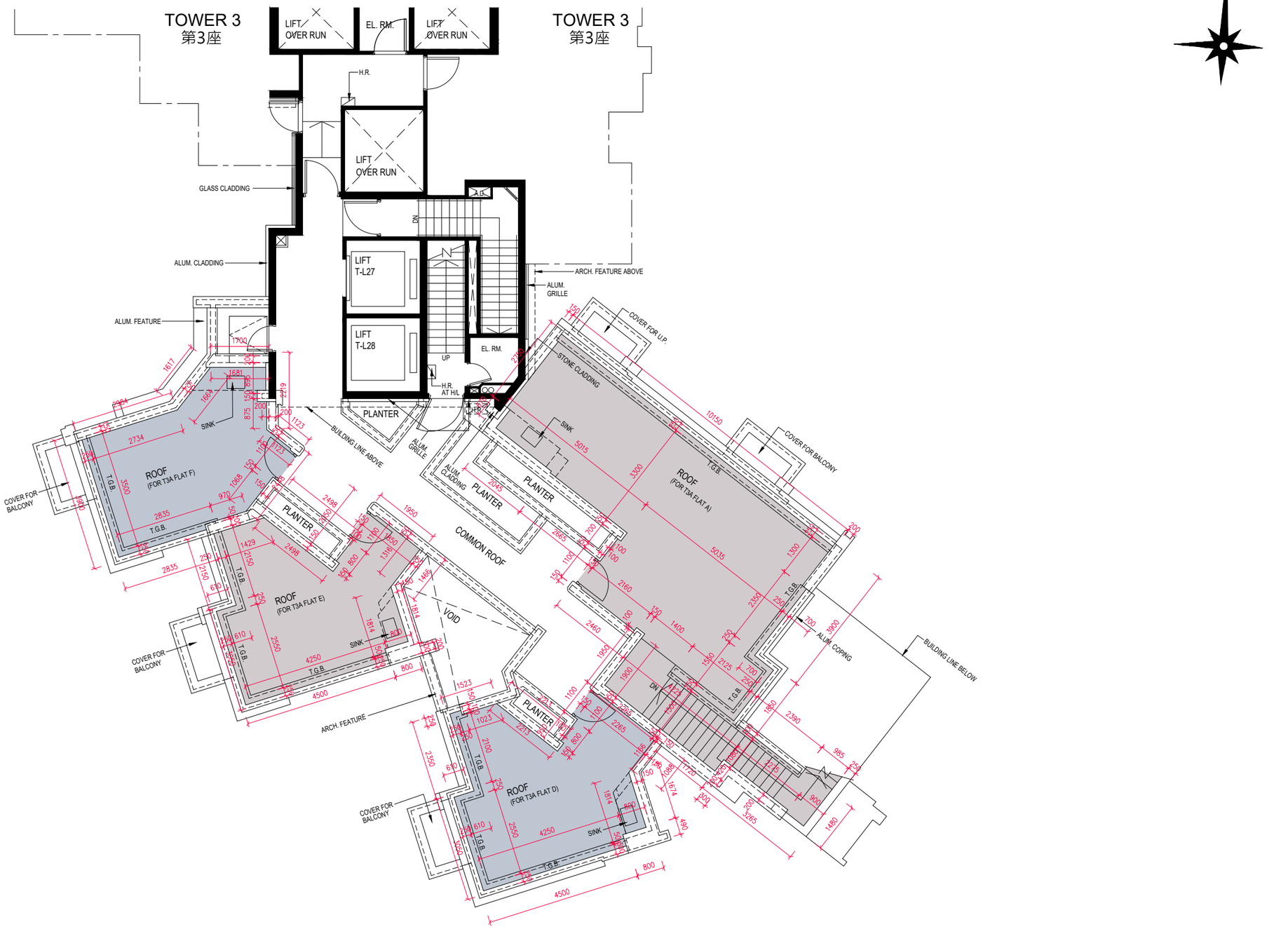
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 3A 第3A座 ROOF PLAN 天台平面圖



N

SCALE 比例 0 5 10M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位			
			A	D	E	F
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)	Tower 3A 第3A座	ROOF 天台	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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- 樓面平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第AL001至AL004頁。
- 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3 第3座	5/F 5樓	Flat A A單位	137.131 (1476) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	1.530 (16)	-	-	-	-	-	-
		Flat B B單位	105.836 (1139) Balcony 露台 :3.542 (38) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	38.529 (415)	-	-	-	-	-	-
	6/F-12/F, 15/F-19/F 6樓-12樓，15樓-19樓	Flat A A單位	138.631 (1492) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	107.336 (1155) Balcony 露台 :3.542 (38) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
	20/F 20樓	Flat A A單位	138.631 (1492) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	107.257 (1155) Balcony 露台 :3.542 (38) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
	21/F 21樓	Flat A A單位	197.144 (2122) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	40.635 (437)	-	-	-	-	-	-
	22/F 22樓	Flat A A單位	197.644 (2127) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	96.020 (1034)	4.851 (52)	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3A 第3A座	5/F 5樓	Flat A A單位	33.386 (359) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	33.001 (355) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat C C單位	47.122 (507) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat D D單位	34.967 (376) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat E E單位	34.224 (368) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat F F單位	25.689 (277) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3A 第3A座	6/F-12/F, 15/F-20/F 6樓-12樓，15樓-20樓	Flat A A單位	33.386 (359) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	33.001 (355) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat C C單位	47.122 (507) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat D D單位	34.967 (376) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat E E單位	34.224 (368) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat F F單位	25.689 (277) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3A 第3A座	21/F 21樓	Flat A A單位	33.387 (359) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	66.696 (718) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :2.000 (22) Verandah 陽台 :-	-	-	-	9.899 (107)	-	-	-	-	-	-
		Flat D D單位	34.967 (376) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat E E單位	34.224 (368) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat F F單位	25.689 (277) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 3A 第3A座	22/F 22樓	Flat A A單位	70.119 (755) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :2.000 (22) Verandah 陽台 :-	-	-	-	13.303 (143)	-	-	52.237 (562)	-	-	-
		Flat D D單位	38.314 (412) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	19.760 (213)	-	-	-
		Flat E E單位	34.224 (368) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	19.302 (208)	-	-	-
		Flat F F單位	25.689 (277) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	18.309 (197)	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

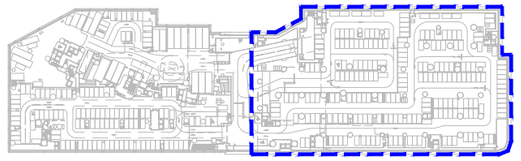
1.實用面積，以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

FLOOR PLANS OF PARKING SPACES IN THE PHASE 期數中的停車位的樓面平面圖

B2/F FLOOR PLAN
地庫2層平面圖



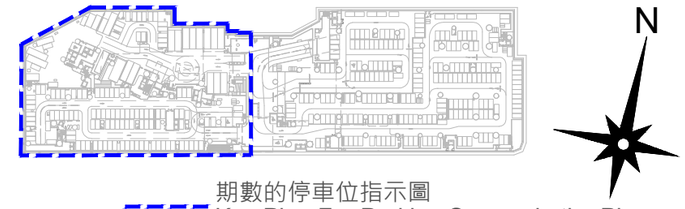
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期數的停車位指示圖
Key Plan For Parking Spaces in the Phase



FLOOR PLANS OF PARKING SPACES IN THE PHASE 期數中的停車位的樓面平面圖

B2/F FLOOR PLAN
地庫2層平面圖





FLOOR PLANS OF PARKING SPACES IN THE PHASE 期數中的停車位的樓面平面圖

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES:
停車位位置、數目、尺寸及面積:

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m) 尺寸（長 x 闊）（米）	Area of each Parking Space (sq.m.) 每個停車位面積（平方米）
Residential Car Parking Space 住宅停車位	B2/F 地庫2層	33	5.0 x 2.5	12.5
Residential Motor Cycle Parking Space 住宅電單車停車位		4	2.4 x 1.0	2.4
Visitors' Parking Space 訪客停車位		3	5.0 x 2.5	12.5
Residential Loading and Unloading Space 住宅上落貨車位		1	11.0 x 3.5	38.5

Remark:
Apart from the parking spaces mentioned above, the other parking spaces shown in the floor plan belong to the other Phases of the Development.
附註：
除以上提及的停車位外，樓面平面圖中顯示的其他停車位屬於發展項目的其他期數。

Residential Car Parking Space
住宅停車位

Residential Motor Cycle Parking Space
住宅電單車停車位

Residential Loading and Unloading Space
住宅上落貨車位

Visitors' Parking Space
訪客停車位

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);

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

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —
   (i) the preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約（該“臨時合約”)時須支付款額為5％的臨時訂金；

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—

   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

The executed Deed of Mutual Covenant and Management Agreement ("**DMC**") of the Development and the draft Sub-Deed of Mutual Covenant and Management Agreement ("**Sub-DMC**") of the Phase provide that:

A. Common Parts of the Phase

1. "**Common Areas and Facilities**" means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Residential Carpark Common Areas and Facilities, (upon execution of the Sub-Deed(s) in respect of the Commercial Accommodation) the Commercial Common Areas and Facilities and the Commercial Carpark 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**" means and includes:

   (a) those parts of the Development in Phase 1 which are intended for common use and benefit of the Development including but not limited to the Public Loading and Unloading Park, such parts of the external walls (excluding the window(s) of any Unit) and curtain walls of the Development which are (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Green on the elevation plans certified by the Authorized Person and annexed to the DMC, such parts of the Amenity Area in Phase 1, such parts of the Landscaped Area in Phase 1 (including the Greenery Area and the Vertical Greening in Phase 1), such parts of the Items in Phase 1, the Fire Services Access, decorative air intake grilles within the Public Transport Interchange serving at pedestrian level, pipeworks downstream of manhole serving toilet of bus regulator offices at basement 1 floor, the structural walls, columns, beams, transfer plate and any other structural elements, plant rooms for environmentally friendly system and features, lifts, staircases, passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, the space for the loading and unloading of refuse collection vehicles, service areas, driveways, roadways and pavements, ramps, refuse storage & material recovery chamber, fan rooms, electrical meter rooms, transformer room, switch rooms, street fire hydrant water tank, fire services water tank, irrigation and cleansing water pump room (if any), fire services control centre, sprinkler water tank, emergency generator rooms, fuel tank rooms, sprinkler water pump rooms, flushing water pump rooms, street fire hydrant pump room, Owners' Committee office (if any) or office for Owners' Corporation (when formed), management office (if any), meter rooms, master water meter room, store rooms (if any), telecommunication broadcasting equipment rooms, water features, planters and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank (if any) and drainage connection, satellite master antenna television system, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in Phase 1 of the Development intended for common use and benefit of the Development; which are (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Green and Light Green Hatched Black on the plans certified by the Authorized Person and annexed to the DMC;

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

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

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

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

   but EXCLUDING:

   (i) the Residential Common Areas and Facilities, the Residential Carpark Common Areas and Facilities, the Commercial Common Areas and Facilities and the Commercial Carpark 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**" means and includes:

   (a) those parts of the Development in Phase 1B intended for the common use and benefit of the Owners, occupiers and licensees of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, including but not limited to the Club House in Phase 1B, Visitors' Parking Spaces in Phase 1B, such parts of the external walls (excluding the window(s) of any Residential Unit) and curtain walls of the Development which are (in so far as they are capable of being shown on plans) for the purpose of identification only shown coloured Brown on the elevation plans certified by the Authorized Person and annexed to the DMC and the external walls (excluding the window(s) of any Residential Unit) and curtain walls of the Residential Towers, the structural walls, columns, beams, transfer plate and any other structural elements, the Residential Loading and Unloading Spaces in Phase 1B, the Acoustic Fins in Phase 1B, wider common corridors and lift lobbies, covered landscape areas, mail boxes, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, guard rooms, air-conditioning platforms, stairways, staircases, lifts, caretakers' quarter, office for watchmen and caretakers, fire services booster pump room, store rooms, meter rooms and meter spaces and roof thereof 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 Phase 1B of 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 for common use and benefit of the Residential Accommodation in accordance with the DMC which are (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Brown, Brown Rippled Black and Orange Dotted 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 as may from time to time designated as Residential Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s);

but EXCLUDING:

(i) the Development Common Areas and Facilities, the Residential Car Park Common Areas and Facilities, the Commercial Common Areas and Facilities and the Commercial Carpark 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. "**Residential Carpark Common Areas and Facilities**" means and includes:

(a) those parts of the Development in Phase 1B which are intended for the common use and benefit of all the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces and the Visitors' Parking Spaces as a whole including but not limited to driveways, passages, EV charger room and such other areas and facilities which are intended for the common use and benefit of all the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces and the Visitors' Parking Spaces (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow 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 as may from time to time designated as Residential Carpark Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s);

but EXCLUDING:

(i) the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and the Commercial Carpark 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. "**Commercial Common Areas and Facilities**" means the Commercial Common Areas and Facilities (Phase 1B) and the Commercial Common Areas and Facilities (Phase 2).

6. "**Commercial Carpark Common Areas and Facilities**" means the Commercial Carpark Common Areas and Facilities (Phase 1B) and the Commercial Carpark Common Areas and Facilities (Phase 2);

7. "**Common Areas and Facilities In Phase 2B-2**" means such parts of the Phase 2 Common Areas and Facilities within Phase 2B-2 comprising the following (in so far as they are capable of being identified and shown on plans) :-

(a) the Development Common Areas and Facilities In Phase 2B-2; and

(b) the Residential Common Areas and Facilities In Phase 2B-2 and the Residential Carpark Common Areas and Facilities In Phase 2B-2;

8. "**Development Common Areas and Facilities In Phase 2B-2**" means such parts of the Development Common Areas and Facilities within Phase 2B-2 and includes:-

(a) those parts of the Development within Phase 2B-2 which are intended for common use and benefit of the Development including but not limited to the Connection Points in Phase 2B-2, pipe well, pipe duct and flat roof for the purposes of identification only shown coloured Green on the plans certified as to their accuracy by the Authorized Person and annexed to the Sub-DMC;

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development as may from time to time designated as Development Common Areas and Facilities In Phase 2B-2 in accordance with the Sub-DMC or any Sub-Sub-Deed; and

(c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development within Phase 2B-2:-

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

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

but EXCLUDING :-

(i) the Residential Common Areas and Facilities In Phase 2B-2 and the Residential Carpark Common Areas and Facilities In Phase 2B-2; 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;

9. "**Residential Carpark Common Areas and Facilities In Phase 2B-2**" means such parts of the Residential Common Areas and Facilities within Phase 2B-2 and includes :-

(a) those parts of the Development within Phase 2B-2 which are intended for the common use and benefit of all the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces and the Visitors' Parking Spaces as a whole including but not limited to driveways, passages, EV charger room and such other areas and facilities which are intended for the common use and benefit of all the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces and the Visitors' Parking Spaces (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow on the plans certified as to their accuracy by the Authorized Person and annexed to the Sub-DMC; and

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development as may from time to time designated as Residential Carpark Common Areas and Facilities In Phase 2B-2 in accordance with the Sub-DMC or any Sub-Sub-Deed;

but EXCLUDING :-

(i) the Development Common Areas and Facilities In Phase 2B-2 and the Residential Common Areas and Facilities In Phase 2B-2; 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;

10. "**Residential Common Areas and Facilities In Phase 2B-2**" means such parts of the Residential Common Areas and Facilities within Phase 2B-2 and includes :-

(a) those parts of the Development within Phase 2B-2 intended for the common use and benefit of the Owners, occupiers and licensees of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, including but not limited to the Club House in Phase 2B-2, flat roofs, roofs, such parts of the Landscaped Area in Phase 2B-2 (including the Greenery Area in Phase 2B-2), the Residential Loading and Unloading Space in Phase 2B-2, the Visitors' Parking Spaces in Phase 2B-2, refuse storage and material recovery rooms (R.S. & M.R.R.) , shuttle lift lobbies, store room, such of the extra low voltage ducts, passages, common corridors, landings, pipe ducts, structural walls, stairways, staircases, telecommunication ducts 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, electrical installations, fittings, equipment and apparatus, fire prevention and fighting equipment and apparatus, filtration plant area, lobbies, lifts, planters, 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 Phase 2B-2 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 and landscape, within the Development for common use and benefit of the Residential Accommodation in accordance with the Sub-DMC which are (insofar as they are capable of being shown on plans) for the purposes of identification only shown coloured Brown and Light Green Hatched Black on the plans certified as to their accuracy by Authorized Person and annexed to the Sub-DMC; and

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within Phase 2B-2 as may from time to time designated as Residential Common Areas and Facilities In Phase 2B-2 in accordance with the Sub-DMC or any Sub-Sub-Deed;

but EXCLUDING :-

(i) the Development Common Areas and Facilities In Phase 2B-2 and the Residential Carpark Common Areas and Facilities In Phase 2B-2; 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;

11. "**Sub-Deed**" means a Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of the Development setting forth the rights and obligations of any component part of the Development and "**Sub-Deeds**" shall be construed accordingly.

12. "**Sub-Sub-Deed**" means a Sub-Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of Phase 2B-1 and/or Phase 2B-2 setting forth the rights and obligations of any component part of Phase 2B-1 and/or Phase 2B-2 and "**Sub-Sub-Deeds**" shall be construed accordingly.

13. The Owners shall not convert any part of the Common Areas and Facilities In Phase 2B-2 to his own use or for his own benefit unless approved by the Owner's Committee.

14. The Owners shall not obstruct the Common Areas and Facilities In Phase 2B-2 nor do anything in the Common Areas and Facilities In Phase 2B-2 as may be or become a nuisance to any other Owners or occupiers of the Development.

15. The Common Areas and Facilities In Phase 2B-2 shall be under the exclusive control of the Manager, who is appointed to act as agent for and on behalf of all Owners duly authorized in accordance with the provisions of the DMC and the Sub-DMC in respect of any matter concerning the Common Areas and Facilities In Phase 2B-2.

B. Number of Undivided Shares assigned to each residential property in the Phase

Tower 3

Floor \ Flat	A	B
5/F	2663	2130
6/F-12/F & 15/F-19/F	2663	2056
20/F	2663	2054
21/F	3914	-
22/F	4045	-

Note: 4/F, 13/F & 14/F are omitted.

Tower 3A

Floor \ Flat	A	B	C	D	E	F
5/F	632	624	906	663	648	478
6/F-12/F & 15/F-20/F	632	624	906	663	648	478
21/F	632	1282	-	663	648	478
22/F	1461	-	-	770	687	514

Note: 4/F, 13/F & 14/F are omitted.

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

16. Royal Elite Service Company Limited has been appointed under the DMC as the Manager of the Phase for an initial term of not exceeding two years from the date of the DMC and such appointment shall continue until terminated according to the provisions of the DMC.

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

17. The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed). The annual budget shall be in the following parts:

(a) The first part ("**Development Common Budget**") shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Development and the Development Common Areas and Facilities.

(b) The second part shall cover expenditure which in the opinion of the Manager is specifically referable to different specific parts of the Development and shall be divided into four sections:

(i) the first section ("**Residential Common Budget**") shall cover all expenditure which in the opinion of the Manager is specifically referable to the Residential Common Areas and Facilities providing service to Owners of Residential Units;

(ii) the second section ("**Residential Carpark Common Budget**") shall cover all expenditure which in the opinion of the Manager is specifically referable to the Residential Carpark Common Areas and Facilities;

(iii) the third section ("**Commercial Common Budget**") shall cover all expenditure which in the opinion of the Manager is specifically referable to the Commercial Common Areas and Facilities; and

(iv) The fourth section ("**Commercial Carpark Common Budget**") shall cover all expenditure which in the opinion of the Manager is specifically referable to the Commercial Carpark Common Areas and Facilities.

18. The Manager shall fix the amount to be contributed to the annual budget by each Owner in accordance with the following principles:

(a) The amount of the monthly or other contributions payable by each Owner shall be specified and demanded by the Manager from time to time by notice in writing;

(b) Each Owner shall pay for every Undivided Share allocated to any Units of which he is the Owner a fraction of the total amount assessed under the annual adopted Development Common Budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares of all the Units in the Development excluding those of the Government Accommodation;

(c) (i) Each Owner of the Residential Units in addition to the amount payable under sub-paragraph (b) above shall in respect of each Undivided Share allocated to a Residential Unit of which he is the Owner pay a fraction of the aggregate of (i) the total amount assessed under the annual adopted Residential Common Budget and (ii) a percentage (calculated in accordance with the formula set out in sub-paragraph (c)(ii) below) of the total amount assessed under the annual adopted Residential Carpark Common Budget. The numerator of the said fraction shall be one and the denominator shall be the total number of Undivided Shares allocated to all the Residential Units;

(ii) Percentage in sub-paragraph (c)(i) = $\dfrac{\text{Number of Visitors' Parking Spaces}}{\text{Number of Visitors' Parking Spaces + Number of Residential Car Parking Spaces + (Number of Residential Motor Cycle Parking Spaces x 1/5)}}$;

19. If a Sub-Deed is entered into in respect of any component part of the Development (excluding the Government Accommodation) and a new section of the annual budget is established for that component part in accordance with proviso (c) of Clause 17 of the DMC, each Owner of that component part shall in addition contribute his due proportion of the budgeted management expenses for that section in the manner provided in the Sub-Deed.

20. 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 (excluding the Government Accommodation) 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. The basis on which the management fee deposit is fixed

21. The amount of management fee deposit is equivalent to three months' monthly management contribution payable in respect of each Unit.

F. The area (if any) in the Phase retained by the owner for that owner's own use

22. Not applicable.

Note:
For full details, please refer to the DMC and the latest draft of Sub-DMC which are free for inspection during opening hours at the sales office. Full scripts of the DMC and the latest draft of Sub-DMC are available for inspection upon request and copies of the DMC and the latest draft of Sub-DMC can be obtained upon paying necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

已簽立的發展項目的大廈公共契約及管理合約（「**公契**」）及期數的大廈公共契約及管理合約的分公契（「**分公契**」）擬稿規定：

A. 期數的公用部分

1. 「**公用地方及設施**」合指發展項目公用地方及設施、住宅公用地方及設施、住宅停車場公用地方及設施、(於就商業物業的分公契簽立後)商業公用地方及設施和商戶停車場公用地方及設施，以及在任何分公契中指定為公用地方及設施的發展項目所有有關部分及設施。

2. 「**發展項目公用地方及設施**」是指及包括：-

(a) 發展項目第1期當中擬供發展項目共用及享用的部分，包括但不限於公眾上落貨停車場、發展項目的外牆（不包括任何單位的窗戶）及玻璃幕牆部分，其位置（若可在圖則上顯示）在附錄於公契的立面圖上用綠色顯示僅作識別之用並由認可人士核證、第1期的美化市容地帶部分、第1期的園景區（包括第1期的綠化區域及垂直綠化）、第1期的該等物件部分、走火通道、服務行人路的公共運輸交匯處內的裝飾進氣格柵、於地庫一層巴士監管員辦事處廁所的沙井的下游喉管、結構牆、支柱、樑、轉換層及任何其他結構項件、環保系統及設施所需的機房、升降機、樓梯間、通道、入口、行人道、樓梯、樓梯平台、平台、邊界圍牆、大堂、垃圾收集車上落位、服務設施用地、行車道、道路及行人路、斜路、垃圾儲存及物料回收房、風機房、電錶房、電力變壓房、電掣房、街道消防龍頭水缸、消防水缸、灌溉及清潔用水泵房（如有）、消防控制中心、花灑水缸、緊急發電機房、燃料缸房、花灑水泵房、沖廁水泵房、街道消防龍頭泵房、業主委員會（如有）辦事處或業主立案法團（如已成立）辦事處、管理處（如有）、儀錶房、總水錶房、儲物室（如有）、電訊及廣播器材室、水裝飾、花槽以及排水渠、渠道、總水管、污水渠、食水及鹹水儲水缸、食水及鹹水進水口及主喉、雨水儲水缸（如有）及排水渠接駁口、衛星共用天線電視系統、接收電視及無線電廣播的公用電視及無線電無線系統、電訊及廣播分導網絡、有線電視系統（如有）、電線、電纜及目前或任何時候在該地段之內、之上、之下或經過該地段供應食水或鹹水、污水、煤氣、電話、電力或其他服務給發展項目的其他設施（不論是否用管道輸送）、樹木、灌木及其他植物和草木、燈柱及其他照明設施、防火及消防設備及設施、保安系統及設施、通風系統及在發展項目第1期安裝或提供擬作發展項目共用和享用的任何其他機械系統、裝置及設施，其位置（若可在圖則上顯示）在附錄於公契的圖則上用綠色及淺綠色加黑色斜線顯示僅作識別之用並由認可人士核證；

(b) 按照公契或任何分公契的規定，該地段及發展項目中不時指定為發展項目公用地方及設施的其他地方、器具、裝置、系統及設施；及

(c) 凡上文(a)及(b)段無具體規定的，是指該地段及發展項目以下其他部分：

(i) 發展項目中被《建築物管理條例》（香港法例第344章）（「該條例」）第2條的「公用部分」定義(a)段涵蓋的任何部分；及/ 或

(ii) 被該條例附表1指明及被該條例第2條的「公用部分」定義(b)段包含的任何部分；

但不包括：

(i) 住宅公用地方及設施、住宅停車場公用地方及設施、商業公用地方及設施和商戶停車場公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主持有、使用、佔用和享用的專有權利及特權的地方，以及發展項目內只為任何特定業主服務的設施。

3. 「**住宅公用地方及設施**」是指及包括：-

(a) 發展項目第1B期當中擬供住宅物業的業主、佔用人和被許可人及其真正賓客、訪客或獲邀人士共用及享用的部分，包括但不限於第1B期的會所、第1B期的訪客車位、發展項目的外牆（不包括任何住宅單位的窗戶）及玻璃幕牆部分，其位置（若可在圖則上顯示）在附錄於公契的立面圖上用棕色顯示僅作識別之用並由認可人士核證，以及住宅大廈的外牆部分（不包括任何住宅單位的窗戶）及玻璃幕牆、結構牆、支柱、樑、轉換層及任何其他結構項件、第1B期的住宅上落客貨車位、第1B期的隔音鰭、加闊的公用走廊及升降機大堂、有上蓋的園景區、郵箱以及通道、公用走廊與升降機大堂、入口、樓梯平台、大堂、入口大堂、警衛室、空調機平台、樓梯、樓梯間、升降機、管理員櫃檯、看更及管理員辦事處、消防中途增壓泵房、儲物室、儀錶房及儀錶區及其天台、以及升降機、升降機槽、消防員升降機、水缸、天線、儀錶、照明、排水渠、渠道、污水渠、鹹水及食水進水口及主喉、電線、電纜、空調及通風系統，以及供應食水或鹹水、污水、煤氣、電力及其他服務給住宅物業的其他設施（不論是否用管道輸送）、泵、水缸、衞生設備、電力裝置、設施、設備及設施、防火及消防設備及設施、保安系統及設施、通風系統，以及位於發展項目第1B期、在發展項目第1B期安裝或提供擬作住宅物業業主、租客或租戶及其真正賓客、訪客或獲邀人士共用及享用的其他地方及任何其他系統、裝置及設施，以及按照公契的規定供住宅物業共用及享用的該地段其他地方和發展項目內其他系統、裝置及設施，其位置（若可在圖則上顯示）在附錄於公契的圖則上用棕色、棕色加黑色浪紋和橙色虛線顯示僅作識別之用並由認可人士核證；及

(b) 按照公契或任何分公契的規定，該地段及發展項目中不時指定為住宅公用地方及設施的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 發展項目公用地方及設施、住宅停車場公用地方及設施、商業公用地方及設施和商戶停車場公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主專有權利及特權持有、使用、佔用和享用的地方，以及發展項目內只為任何特定業主服務的設施；

4. 「**住宅停車場公用地方及設施**」是指及包括：-

(a) 發展項目第1B期當中擬供所有住宅車位、住宅電單車車位和訪客車位整體共用及享用的部分，包括但不限於行車道、通道、電動車充電器室以及擬供所有住宅車位、住宅電單車車位和訪客車位共用及享用其他地方及設施，其位置（若可在圖則上顯示）在附錄於公契的圖則上用黃色顯示僅作識別之用並由認可人士核證；及

(b) 按照公契或任何分公契的規定，該地段及發展項目中不時指定為住宅停車場公用地方及設施的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 發展項目公用地方及設施、住宅公用地方及設施、商業公用地方及設施和商戶停車場公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主專有權利及特權持有、使用、佔用和享用的地方，以及發展項目內只為任何特定業主服務的設施。

5. 「**商業公用地方及設施**」是指商業公用地方及設施(第1B期) 和商業公用地方及設施(第2期)。

6. 「**商戶停車場公用地方及設施**」是指商戶停車場公用地方及設施(第1B期) 和商戶停車場公用地方及設施(第2期)。

7. 「**第2B-2期的公用地方及設施**」是指包括以下各項（若可在圖則上辨認及顯示）位於第2B-2期內的部分第2期發展項目公用地方及設施：-

(a) 第2B-2期的發展項目公用地方及設施；及

(b) 第2B-2期的住宅公用地方及設施及第2B-2期的住宅停車場公用地方及設施；

8. 「**第2B-2期的發展項目公用地方及設施**」是指位於第2B-2期內的部分發展項目公用地方及設施，並包括：-

(a) 於發展項目第2B-2期內擬供發展項目共用及享用的部分，包括但不限於第2B-2期的連接點、管道井、管道槽及平台，其位置在附錄於分公契的圖則上用綠色顯示僅作識別之用並由認可人士核證準確；

(b) 按照分公契或任何再分公契的規定，於第2B-2期內的該地段及發展項目中不時指定為第2B-2期的發展項目公用地方及設施的其他地方、器具、裝置、系統及設施；及

(c) 凡上文(a)及(b)段無具體規定的，是指於第2B-2期內的該地段及發展項目以下其他部分：

(i) 於第2B-2期內的發展項目中被《建築物管理條例》（香港法例第344章）（「該條例」）第2條的「**公用部分**」定義 (a) 段涵蓋的任何部分；及／ 或

(ii) 被該條例附表1指明及被該條例第2條的「**公用部分**」定義(b) 段包含的任何部分；

但不包括：

(i) 第2B-2期的住宅公用地方及設施及第2B-2期的住宅停車場公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主持有、使用、佔用和享用的專有權利及特權的地方，以及發展項目內只為任何特定業主服務的設施。

9. 「**第2B-2期的住宅停車場公用地方及設施**」是指第2B-2期內的住宅停車場公用地方及設施及包括：-

(a) 發展項目第2B-2期當中擬供所有住宅車位、住宅電單車車位和訪客車位整體共用及享用的部分，包括但不限於行車道、通道、電動車充電器室以及擬供所有住宅車位、住宅電單車車位和訪客車位共用及享用其他地方及設施，其位置（若可在圖則上顯示）在附錄於分公契的圖則上用黃色顯示僅作識別之用並由認可人士核證；及

(b) 按照分公契或任何再分公契的規定，該地段及發展項目中不時指定為第2B-2期的住宅停車場公用地方及設施的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 第2B-2期的發展項目公用地方及設施及第2B-2期的住宅公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主專有權利及特權持有、使用、佔用和享用的地方，以及發展項目內只為任何特定業主服務的設施。

10. 「**第2B-2期的住宅公用地方及設施**」是指於第2B-2期內的住宅公用地方及設施的部分，並包括：-

(a) 於發展項目第2B-2期內擬供住宅物業的業主、佔用人和被許可人及其真正賓客、訪客或獲邀人士共用及享用的部分，包括但不限於第2B-2期的會所、平台、天台、第2B-2期的園景區（包括第2B-2期的綠化區域）、第2B-2期的住宅上落客貨車位、第2B-2期的訪客車位、垃圾儲存及物料回收房、穿梭升降機大堂、儲物室以及特低電壓槽、通道、公用走廊、樓梯平台、管道槽、結構牆、樓梯、樓梯間、電訊槽、以及供應食水或鹹水、污水、煤氣、電力及其他服務給住宅物業的其他設施（不論是否用管道輸送）、電力裝置、裝置、設備及設施、防火及消防設備及設施、濾水器機房、大堂、升降機、花槽、保安系統及設施、通風系統，以及位於發展項目第2B-2期、在發展項目第2B-2期安裝或提供擬作住宅物業業主、租客或租戶及其真正賓客、訪客或獲邀人士共用及享用的其他地方及任何其他系統、裝置及設施，康樂設施以及按照分公契的規定供住宅物業共用及享用的該地段其他地方和發展項目內其他系統、裝置及設施，其位置（若可在圖則上顯示）在附錄於分公契的圖則上用棕色和淺綠色加黑色斜線顯示僅作識別之用並由認可人士核證準確；及

(b) 按照分公契或任何再分公契的規定，於第2B-2期內的該地段及發展項目中不時指定為第2B-2期的住宅公用地方及設施的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 第2B-2期的發展項目公用地方及設施及第2B-2期的住宅停車場公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主專有權利及特權持有、使用、佔用和享用的地方，以及發展項目內只為任何特定業主服務的設施；

11. 「**分公契**」是指將由發展項目第一業主(即本售樓説明書所述的賣方)與另一名（或多名）共同業主訂立的公共契約的分公契，當中列明發展項目任何組成部分的權利與義務。分公契的複數亦須據此解釋。

12. 「**再分公契**」是指將由發展項目第一業主與另一名（或多名）第2B-1期及/或第2B-2期共同業主訂立的公共契約的再分公契，當中列明第2B-1期及/或第2B-2期任何組成部分的權利與義務。再分公契的複數亦須據此解釋。

13. 除非已獲業主委員會批准，否則各業主不得將第2B-2期的公用地方及設施的任何部分改作自用或享用。

14. 各業主不得阻礙第2B-2期的公用地方及設施，也不得在第2B-2期的公用地方及設施作出可能滋擾或構成滋擾發展項目任何其他業主或佔用人的行為。

15. 第2B-2期的公用地方及設施由管理人專門控制，管理人獲全體業主按照公契及分公契的條文委任，就任何涉及第2B-2期的公用地方及設施的事宜代表全體業主。

B. 分配予期數的每個住宅物業的不分割份數的數目

第3座

單位 / 樓層	A	B
5樓	2663	2130
6樓至12樓及15樓至19樓	2663	2056
20樓	2663	2054
21樓	3914	-
22樓	4045	-

備註: 不設4樓、13樓及14樓。

第3A座

單位 / 樓層	A	B	C	D	E	F
5樓	632	624	906	663	648	478
6樓至12樓及15樓至20樓	632	624	906	663	648	478
21樓	632	1282	-	663	648	478
22樓	1461	-	-	770	687	514

備註: 不設4樓、13樓及14樓。

C. 有關期數的管理人的委任年期

16. 帝譽服務有限公司已根據公契的規定獲委任為期數的管理人。管理人的初始任期為自公契日期起不超過兩(2)年，並隨後續任，直至按照公契的條文被終止委任。

D. 管理開支按甚麼基準在期數的住宅物業的擁有人之間分擔

17. 管理人須諮詢業主委員會（若已成立）後製作下一年度的周年預算。周年預算須包括以下各部分：

(a) 第一部分（「**發展項目公用部分預算**」）須包括管理人認為為了全體業主的利益或為了恰當地管理發展項目和發展項目公用地方及設施而必須動用的一切開支。

(b) 第二部分須包括管理人認為是特別涉及發展項目不同特定部分的開支，並且分為四個章節：

(i) 第一個章節（「**住宅公用部分預算**」）須包含管理人認為是特別涉及住宅公用地方及設施及向住宅單位業主提供服務的一切開支；

(ii) 第二個章節（「**住宅停車場公用部分預算**」）須包含管理人認為是特別涉及住宅停車場公用地方及設施的一切開支；

(iii) 第三個章節（「**商業公用部分預算**」）須包含管理人認為是特別涉及商業公用地方及設施的一切開支；及

(iv) 第四個章節（「**商戶停車場公用部分預算**」）須包含管理人認為是特別涉及商戶停車場公用地方及設施的一切開支。

18. 管理人須按照以下原則釐定每名業主應分擔周年預算中的金額：

(a) 管理人不時以書面方式指明及要求每名業主每月應繳付的金額或其他應分擔的款項；

(b) 每名業主應按其單位獲分配的每份不分割份數，攤付已採納的年度發展項目公用部分預算所評定總額的一個比例，計算程式的分子為一，分母為發展項目所有單位不分割份數（不包括政府設施物業的不分割份數）的總數；

(c) (i) 每個住宅單位的業主除攤付上述(b)分段應繳的款項外，須就其作為業主所擁有的住宅單位獲分配的每份不分割份數，攤付以下合計總額的一個比例：(i)已採納的年度住宅公用部分預算所評定總金額及(ii)已採納的年度住宅停車場公用部分預算所評定總金額的一個百分比（按以下(c)(ii)分段的公式計算）。計算程式的分子為一，分母為分配予所有住宅單位的不分割份數總額；

(ii) (c)(i)分段的百分比= $\frac{\text{訪客車位數目}}{\text{訪客車位數目} + \text{住宅車位數目} + (\text{住宅電單車車位數目} \times 1/5)}$；

19. 如果就發展項目的任何組成部分（不包括政府設施物業）訂立分公契，以及按照公契第17條但書(c)在年度預算中為該組成部分設置一個新欄目，該組成部分的每名業主還須按分公契規定的方式分擔該章節的預算管理開支中的適當部分。

20. 若管理人合理地認為發展項目及該地段的任何管理和保養開支特別涉及個別單位或若干單位（不包括政府設施物業）或只為它們支出，而沒有任何其他單位業主會從中取得任何實質利益，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業主應要求支付。

E. 計算管理費按金的基準

21. 每一個單位應繳付的管理費按金相等於三(3)個月的管理費。

F. 擁有人在期數中保留作自用的範圍（如有的話）

22. 不適用。

附註：

請查閱公契及分公契的最新擬稿以了解全部詳情。完整的公契及分公契的最新擬稿可於售樓處開放時間內免費查閱，並且可支付所需影印費用後取得公契及分公契的最新擬稿的副本。

SUMMARY OF LAND GRANT 批地文件的摘要

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

1. The Phase is constructed on The Remaining Portion of Section A of Inland Lot No. 9027, The Remaining Portion of Section B of Inland Lot No. 9027, The Remaining Portion of Section C of Inland Lot No. 9027, The Remaining Portion of Section D of Inland Lot No. 9027, The Remaining Portion of Section E of Inland Lot No. 9027 and The Remaining Portion of Inland Lot No. 9027 (collectively, the "**Lot**").

B. The term of years under the lease

2. The lease term of the Lot granted under the Conditions of Sale No.20173 (the "**Land Grant**") is 50 years from 7th August 2012.

C. User restrictions applicable to that land

3. Special Condition No. (24) of the Land Grant stipulates that the Lot or any part thereof or any building(s) erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

4. Special Condition No. (6) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director of Lands (the "**Director**") use the Reserved Area (as defined below) or any part(s) 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. (4) of the Land Grant.

5. Special Condition No. (10) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Green Areas (as defined below) or any part(s) 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. (8) of the Land Grant.

6. Special Condition No. (13)(i) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Yellow Area, the Yellow Stippled Black Area or the Yellow Cross-hatched Black Area (each as defined below) or any part(s) of them 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 sub-clauses (a) and (d) of Special Condition No. (13), the purposes as specified in sub-clause (h) of Special Condition No. (13), the Existing Public Toilet, the Existing Bus Regulator's Office and the Existing Staff Canteen.

7. Special Condition No. (53)(a)(iv) of the Land Grant stipulates that the spaces provided under sub-clauses (a)(i) and (a)(iii) of Special Condition No. (53) (i.e. the Residential Parking Spaces and the Visitors' Parking Spaces) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

8. Special Condition No. (53)(b)(iii) of the Land Grant stipulates that the spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of Special Condition No. (53) (i.e. parking spaces for office purpose and parking spaces for other non-industrial purpose) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building(s) erected or to be erected on the Lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

9. Special Condition No. (53)(c)(iii) of the Land Grant stipulates that the spaces provided under sub-clause (c)(i) of Special Condition No. (53) (i.e. parking spaces for vehicles of disabled persons) shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

10. Special Condition No. (53)(d)(ii) of the Land Grant stipulates that the Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the Residential Motor Cycle Parking Spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

11. Special Condition No. (53)(d)(iii) of the Land Grant stipulates that the spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of Special Condition No. (53) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building(s) erected or to be erected on the Lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of Special Condition No. (53) and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

12. Special Condition No. (59) of the Land Grant stipulates that, except for the parking spaces indicated on the approved plan referred to in Special Condition No. (59), no part of the Lot or any building or structure thereon shall be used for parking purposes.

13. Special Condition No. (60)(i) of the Land Grant stipulates that the Public Coach Park (as defined below) shall not be used for any purpose other than for the parking of coaches licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Coach Park shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

14. Special Condition No. (61)(i) of the Land Grant stipulates that the Public Loading and Unloading Park (as defined below) shall not be used for any purpose other than for the loading and unloading of vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Loading and Unloading Park shall not be used for the storage, display or exhibiting of vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

15. Special Condition No. (71) of the Land Grant stipulates that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

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

The Reserved Area

16. Special Condition No. (3)(a) of the Land Grant stipulates that there is excepted and reserved to the Government:

(i) the stratum of land above the areas shown coloured pink stippled red and pink hatched brown stippled red on the plan annexed to the Land Grant from the level at 0 metre Hong Kong Principal Datum; and

(ii) all the airspace above the said stratum of land that traverses over the areas shown coloured pink stippled red and pink hatched brown stippled red on the plan annexed to the Land Grant

(which stratum of land and airspace are collectively the "**Reserved Area**").

17. Special Condition No. (3)(b) of the Land Grant stipulates that the Grantee shall have no right of or title to the ownership, possession or use of the Reserved Area except as provided in Special Conditions Nos. (5) and (6) of the Land Grant and no building or structure unless otherwise provided for in the Land Grant shall be erected or constructed within the Reserved Area.

18. Special Condition No. (3)(c) of the Land Grant stipulates that the Grantee shall have no right to object or make any claim for compensation whatsoever against the Government whether under any enactment or otherwise in respect of the rights reserved under sub-clause (a) of Special Condition No. (3) or for any loss, damage, nuisance, annoyance or detriment of any kind whatsoever in respect of or as a consequence of the use of the Reserved Area as the future public roads referred to in Special Condition No. (4)(a) of the Land Grant.

19. Special Condition No. (4)(a) of the Land Grant stipulates that the Grantee shall:

(i) on or before 31st December 2020 or such other extended date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads within the Reserved Area; and

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

so that building, vehicular and pedestrian traffic may be carried on the Reserved Area;

(ii) on or before 31st December 2020 or such other extended date as may be approved by the Director, at his own expense and to the satisfaction of the Director, landscape, surface, kerb and channel the Reserved Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Reserved Area together with the Reserved Area Structures and all landscaping features, structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the whole of the Reserved Area has been delivered in accordance with Special Condition No. (5) of the Land Grant.

20. Special Condition No. (4)(b) of the Land Grant stipulates that, in the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of Special Condition No. (4), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

21. Special Condition No. (4)(c) of the Land Grant stipulates that the Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of Special Condition No. (4) or the exercise of the rights by the Government under sub-clause (b) of Special Condition No. (4) or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

22. Special Condition No. (5) of the Land Grant stipulates that the Reserved Area shall be re-delivered to the Government on demand at any time(s) and in any event the Reserved Area 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 the Conditions of the Land Grant have been complied with to his satisfaction. The Grantee shall at all times prior to the re-delivery of possession of the whole of the Reserved Area allow free access over and along the Reserved Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (4) of the Land Grant or otherwise.

23. Special Condition No. (6) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Reserved Area or any part(s) 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. (4) of the Land Grant.

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

(a) The Grantee shall at all reasonable times prior to the re-delivery of possession of the whole of the Reserved Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot and the Reserved Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (4)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (4)(b) of the Land Grant and any other works which the Director may consider necessary in the Reserved Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot and the Reserved Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Reserved 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 neighboring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Reserved Area; and

(iii) permit the officers of the Water Authority and the Drainage Authority and such persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot and the Reserved Area as the officers of the Water Authority and the Drainage Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks or drainage installations within the Reserved Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of Special Condition No. (7) shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of Special Condition No. (7).

The Green Areas and the Green Areas Structures

25. Special Condition No. (8)(a) of the Land Grant stipulates that the Grantee shall:

(i) on or before 31st December 2020 or such other extended date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green on the plan annexed to the Land Grant (collectively the "**Green Areas**"); and

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

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

(ii) on or before 31st December 2020 or such other extended date as may be approved by the Director, at his 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, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Areas together with the Green Areas Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the whole of the Green Areas has been delivered in accordance with Special Condition No. (9) of the Land Grant.

26. Special Condition No. (8)(b) of the Land Grant stipulates that, in the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of Special Condition No. (8), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

27. Special Condition No. (8)(c) of the Land Grant stipulates that the Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of Special Condition No. (8) or the exercise of the rights by the Government under sub-clause (b) of Special Condition No. (8) or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

28. Special Condition No. (9) of the Land Grant stipulates that the Green Areas shall be re-delivered to the Government on demand at any time(s) and in any event the Green Areas 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 the Conditions of the Land Grant have been complied with to his satisfaction. The Grantee shall at all times prior to the re-delivery of possession of the whole of the Green Areas allow free access over and along the Green Areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (8) of the Land Grant or otherwise.

29. Special Condition No. (10) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Green Areas or any part(s) 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. (8) of the Land Grant.

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

(a) The Grantee shall at all reasonable times prior to the re-delivery of possession of the whole of the Green Areas:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (8)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (8)(b) of the Land Grant and any other works which the Director may consider necessary in the Green Areas;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot and the Green Areas 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 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 neighboring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and

(iii) permit the officers of the Water Authority and the Drainage Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot and the Green Areas as the officers of the Water Authority and the Drainage Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks or drainage installations within the Green Areas.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of Special Condition No. (11) shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any other persons or public utility companies duly authorized under sub-clause (a) of Special Condition No. (11).

The Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area

31. Special Condition No. (2) of the Land Grant stipulates that the Grantee acknowledges that there are some foundations, buildings and structures existing on the Lot and within the areas shown coloured yellow, yellow stippled black and yellow cross-hatched black on the plan annexed to the Land Grant (the "**Yellow Area**", the "**Yellow Stippled Black Area**" and the "**Yellow Cross-hatched Black Area**" respectively). Subject to Special Conditions Nos. (12) and (41) of the Land Grant, the Grantee undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the said foundations, buildings and structures from the Lot, the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area.

32. Special Condition No. (13)(a) of the Land Grant stipulates that the Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct, provide and landscape in a good workmanlike manner and in accordance with the plans approved under sub-clause (b) of Special Condition No. (13), a promenade within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area, to be completed and made fit for occupation and operation within 54 calendar months from 7th August 2012 or such other extended periods as may be approved by the Director.

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

(i) The Grantee shall at his own expense submit or cause to be submitted to the Director for his written approval plans of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area, which shall include details as to the level, position and design of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and such other details as the Director may require.

(ii) No amendment, variation, alteration, modification or substitution to the plans of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area approved under sub-clause (b)(i) of Special Condition No. (13) shall be made by the Grantee except with the prior written approval of the Director or except as required by the Director.

(iii) The plans of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area approved under sub-clause (b)(i) of Special Condition No. (13) shall be deemed to incorporate any amendment; variation, alteration, modification or substitution subsequently approved or required by the Director.

(iv) No building works (including demolition) shall be commenced within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area unless and until the plans referred to in sub-clause (b)(i) of Special Condition No. (13) have been approved in writing by the Director.

(v) For the purpose of the Land Grant, "building works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

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

(i) The Grantee shall not demolish or damage the seawall within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area except that he may replace it with a new seawall and the details of any new seawall shall be included in the plans referred to in sub-clause (b)(i) of Special Condition No. (13).

(ii) Subject to sub-clause (c)(i) of Special Condition No. (13), no works shall be carried out within the Yellow Area, the Yellow Stippled Black Area or the Yellow Cross-hatched Black Area which will adversely affect the seawall and (as the case may be) the new seawall or any part or parts thereof and the decision of the Director as to whether any works will adversely affect the seawall and (as the case may be) the new seawall shall be final and binding upon the Grantee.

(iii) The maximum superimposed load within 10 metres from and behind the copeline of the seawall and (as the case may be) the new seawall shall not exceed 10 kilonewtons per square metre.

(iv) No form of percussive piling shall be used within 15 metres from the copeline of the seawall and (as the case may be) the new seawall.

35. Special Condition No. (13)(d) of the Land Grant stipulates that the Grantee shall, after completion of the works in accordance with sub-clause (a) of Special Condition No. (13), at his own expense and in all respects to the satisfaction of the Director, uphold, manage, maintain and repair the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion of or pertaining to any of them until such time as possession of the whole of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area has been re-delivered to the Government in accordance with sub-clause (g) of Special Condition No. (13) of the Land Grant.

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

(i) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (a) and (d) of Special Condition No. (13), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

(ii) Notwithstanding Special Condition No. (72)(a) of the Land Grant, in the event of the non-fulfilment of the Grantee's obligations under sub-clauses (l), (m) and (n) of Special Condition No. (13), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equivalent to the cost thereof together with a sum equivalent to 20% of the said cost as an administrative fee.

37. Special Condition No. (13)(f) of the Land Grant stipulates that the Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a), (d), (l), (m) and (n) of Special Condition No. (13) or the exercise of the rights by the Government under sub-clause (e) of Special Condition No. (13) or otherwise, and no claim whatsoever or otherwise shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

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

(i) For the purpose only of carrying out the necessary works specified in sub-clauses (a) and (d) of Special Condition No. (13), the Grantee shall:

(I) on the date of the Land Grant be granted possession of the Yellow Area and the Yellow Stippled Black Area; and

(II) on such date to be specified in a letter from the Director, which date in any event shall not be later than 30 calendar months from the date of the Land Grant, be granted possession of the Yellow Cross-hatched Black Area.

(ii) The Government shall have no liability in respect of any damage or loss whatsoever caused to or suffered by the Grantee arising out of the deferred possession of the Yellow Cross-hatched Black Area and no claim whatsoever shall be made against the Government by the Grantee in respect of any such damage or loss.

(iii) The Grantee shall accept the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area in such state and condition and with such structures and foundations (if any) as existing at the respective dates on which possession of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area is given and hereby agrees not to make any claims whatsoever against the Government in respect thereof.

(iv) The Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area shall be re-delivered to the Government by the Grantee on demand of the Director at any time(s) and in any event the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area 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 the Conditions of the Land Grant have been complied with to his satisfaction.

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

(i) The Grantee shall, prior to the re-delivery of possession of the whole of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and for the purpose of enabling access to and from the piers adjacent to the Yellow Area and the Yellow Stippled Black Area now known as the North Point Ferry Piers including any new or replacement piers (collectively the "**Piers**"), at all times free of cost and charges and without any interruption allow:

(I) all Government and public pedestrian traffic on foot or by wheelchair over and along the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area; and

(II) all Government and any public vehicular traffic over and along the Yellow Area and the Yellow Stippled Black Area until the existing service roads within the Yellow Area and the Yellow Stippled Black Area (the "**Existing Service Roads within the Yellow Area and the Yellow Stippled Black Area**") shall have been closed in accordance with the Approved Road Closure Proposal referred to in Special Condition No. (42) of the Land Grant,

and the Grantee shall at his own expense ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under sub-clauses (a) or (d) of Special Condition No. (13) or otherwise.

(ii) (I) Without prejudice to sub-clause (h)(i) of Special Condition No. (13), the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Fire Services prior to the redelivery of possession of the whole of the Yellow Area and the Yellow Stippled Black Area:

(A) provide suitable means of access for the passage of Fire Services appliances and Fire Services personnel to the Piers through the Lot, the Yellow Area and the Yellow Stippled Black Area;

(B) at all times permit such Fire Services personnel and Fire Services appliances the free and uninterrupted use of such means of access; and

(C) maintain such means of access and keep the same free from obstruction.

(II) The Grantee shall throughout the term agreed to be granted under the Land Grant at his own expense and in all respects to the satisfaction of the Director of the Fire Services:

(A) provide suitable means of access for the passage of Fire Services appliances and Fire Services personnel to the Piers through the Lot;

(B) at all times permit such Fire Services personnel and Fire Services appliances the free and uninterrupted use of such means of access; and

(C) maintain such means of access and keep the same free from obstruction.

(iii) The Grantee shall at all reasonable times with or without notice permit the Director of Fire Services, his officers, servants or agents to enter upon the Lot or any part thereof or any building(s), structure(s) or any part thereof erected or placed or to be erected or placed on the Lot, the Yellow Area and the Yellow Stippled Black Area for the purpose of inspecting the same so as to ensure that the requirements referred to in sub-clause (h)(ii) of Special Condition No. (13) of the Land Grant have been complied with.

40. Special Condition No. (13)(i) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Yellow Area, the Yellow Stippled Black Area or the Yellow Cross-hatched Black Area or any part(s) of them 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 sub-clauses (a) and (d) of Special Condition No. (13), the purposes as specified in sub-clause (h) of Special Condition No. (13), the Existing Public Toilet, the Existing Bus Regulator's Office and the Existing Staff Canteen.

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

(i) The Grantee shall at all reasonable times prior to the re-delivery of possession of the whole of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area:

(I) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot, the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a), (d), (l), (m) and (n) of Special Condition No. (13) and the carrying out, inspecting, checking and supervising of the works under sub-clause (e) of Special Condition No. (13) and any other works which the Director may consider necessary in the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area;

(II) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot, the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black 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 neighboring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area; and

(III) permit the officers of the Water Authority and the Drainage Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot, the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area as the officers of the Water Authority and the Drainage Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks and drainage installations within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area.

(ii) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (j)(i) of Special Condition No. (13) shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (j)(i) of Special Condition No. (13).

42. Special Condition No. (13)(k) of the Land Grant stipulates that the Grantee thereby indemnifies and shall keep indemnified the Government against all claims, costs, demands, charges, damages, actions and proceedings of whatsoever nature arising out of or, in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) on the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion thereof or pertaining thereto and all tree health problems, defects, disorders, factors or causes which may affect the growth of any tree or shrubs in the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area (thereinafter referred to as "**Tree Health Problem**"):

(i) which may exist at the respective dates of re-delivery of possession by the Grantee of any part or parts of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area; and

(ii) which shall occur or become apparent within a period of 12 calendar months after the respective dates of re-delivery of possession by the Grantee of any part or parts of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area (hereinafter referred to as "**the Defects Liability and Plant Establishment Period of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area**").

43. Special Condition No. (13)(l) of the Land Grant stipulates that, whenever required by the Director, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works on the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion thereof or pertaining thereto which shall occur or become apparent within the Defects Liability and Plant Establishment Period of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area. In addition to the foregoing, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director, make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works on the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion thereof or pertaining thereto which may exist at the respective dates of re-delivery of possession thereof by the Grantee.

44. Special Condition No. (13)(m) of the Land Grant stipulates that In the event that due to any Tree Health Problem which may exist at the respective dates of re-delivery of possession of any part or parts of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area by the Grantee to the Government, any tree or plant within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area has not grown or developed within the Defects Liability and Plant Establishment Period of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area to a state and condition to the satisfaction of the Director, the Grantee shall, if so required by the Director, at his own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out replanting, landscaping works, tree maintenance measures or any other measure in all respects to the satisfaction of the Director.

45. Special Condition No. (13)(n) of the Land Grant stipulates that the Director will, shortly before the expiry of the Defects Liability and Plant Establishment Period of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area, cause an inspection to be carried out in respect of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion thereof or pertaining thereto for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Tree Health Problem which may be evident. The Director reserves the right to serve upon the Grantee within 14 days after the expiry of the Defects Liability and Plant Establishment Period of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area, a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Tree Health Problem which may be evident within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion thereof or pertaining thereto and the Grantee shall at his own expense cause all necessary works and measures to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director.

46. Special Condition No. (13)(o) of the Land Grant stipulates that the Grantee shall procure from its parent or other associated company as shall be determined by the Director at his absolute discretion a written guarantee whereby such company unconditionally and irrevocably:

(i) guarantees the performance of obligations of the Grantee under Special Condition No. (13); and

(ii) indemnifies and shall keep indemnified the Government against all losses, damages, costs, charges, expenses and liabilities which may be incurred by the Government by reason of or arising out of any breach or non-performance of any of the obligations of the Grantee under Special Condition No. (13).

The guarantee shall be subject to the laws of Hong Kong in a form to be approved by the Director and shall be delivered to him within 90 days from the date of the Land Grant. If the Grantee has a parent or associated company incorporated outside Hong Kong and, if required by the Director, the Grantee shall procure and furnish to the Director, a performance bond or guarantee in a form acceptable in all respects to the Director to be given by a bank licensed under section 16 of the Banking Ordinance, any regulations made thereunder and any amending legislation. Such bond or guarantee shall be for a sum of HK$2,022,000.00 and shall be for the purpose of securing payment to the Government of any sum which shall have been demanded under sub-clause (e) of Special Condition No. (13) and has not been paid by the Grantee to the Government.

47. Special Condition No. (13)(p) of the Land Grant stipulates that notwithstanding sub-clause (a) of Special Condition No. (13), subject to the prior written consent of the Director, the Grantee may at his own expense and in all respects to the satisfaction of the Director construct within the Yellow Cross-hatched Black Area and the Yellow Stippled Black Area at such location or locations indicated on the plans to be submitted under sub-clause (b)(i) of Special Condition No. (13) an emergency vehicular access to the building or buildings erected or to be erected on the Lot for the passage of Fire Services appliances and Fire Services personnel.

48. Special Condition No. (13)(q) of the Land Grant stipulates that for the purpose of Special Condition No. (13) only, the expression "Grantee" shall exclude his assigns.

The Non-Building Area 1, the Landscaped Walkway and the Public Open Space

49. Special Condition No. (14)(a) of the Land Grant stipulates that, except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed within the areas shown coloured pink hatched black and pink hatched black stippled green on the plan annexed to the Land Grant (collectively the "**Non-Building Area 1**").

50. Special Condition No. (14)(b) of the Land Grant stipulates that, notwithstanding sub-clause (a) of Special Condition No. (14) and subject to Special Conditions Nos. (17) and (18) of the Land Grant, the following may be erected or constructed within the area shown coloured pink hatched black on the plan annexed to the Land Grant:

(i) the Landscaped Walkway referred to in Special Condition No. (19) of the Land Grant,

(ii) the Public Open Space referred to in Special Condition No. (20) of the Land Grant; and

(iii) a basement floor(s) to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof.

For the purpose of Special Condition No. (14), the decision of the Director as to what constitutes a basement floor(s) shall be final and binding upon the Grantee.

51. Special Condition (19)(a)(i) of the Land Grant stipulates that the Grantee shall, on or before 31st December 2020 or such other extended date as may be approved by the Director, at his own expense in accordance with the plans approved under sub-clause (a)(ii) of Special Condition No. (19) and in all respects to the satisfaction of the Director construct within the Non-Building Area 1 at ground level a landscaped walkway of not less than 10 metres in width to link up the Yellow Area and Java Road (the "**Landscaped Walkway**").

52. Special Condition (19)(b) of the Land Grant stipulates that the Grantee shall at his own expense and in all respects to the satisfaction of the Director uphold, maintain, repair and manage the Landscaped Walkway and everything forming a portion of or pertaining to it until such time as the Landscaped Walkway has been surrendered to the Government in accordance with sub-clause (e) of Special Condition No. (19) of the Land Grant.

53. Special Condition (19)(c) of the Land Grant stipulates that:

(i) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (a) and (b) of Special Condition No. (19), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

(ii) Notwithstanding Special Condition No. (72)(a) of the Land Grant, in the event of the non-fulfilment of the Grantee's obligations under sub-clauses (h), (i) and (j) of Special Condition No. (19), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equivalent to the cost thereof together with a sum equivalent to 20% of the said cost as an administrative fee.

54. Special Condition No. (19)(d) of the Land Grant stipulates that the Government, the Director or his authorized officers shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a), (b), (h), (i) and (j) of Special Condition No. (19) or the exercise of the rights by the Government under sub-clause (c) of Special Condition No. (19) or otherwise, and no claim whatsoever shall be made against the Government, the Director or his authorized officers by the Grantee in respect of any such loss, damage, nuisance or disturbance.

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

(i) The Grantee shall at his own cost and expense upon demand by the Director at any time throughout the term agreed to be granted under the Land Grant surrender and deliver up to the Government vacant possession of the Landscaped Walkway in all respects to the satisfaction of the Director free from encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee. To effect the surrender of the Landscaped Walkway under this sub-clause (e)(i), the Grantee shall execute at his own cost and expense a Deed of Surrender and any other document in such form and containing such provisions as the Director shall approve or require and on such terms and conditions as the Director may require. The Grantee shall have no right to claim against the Government for any loss, damage or compensation whatsoever directly or indirectly arising out of or in connection with the surrender of the Landscaped Walkway.

(ii) The Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Lot or any part(s) thereof or any interest therein or any building or part of any building thereon or enter into any agreement so to do prior to the surrender of the Landscaped Walkway to the Government in accordance with sub-clause (e)(i) of Special Condition No. (19) of the Land Grant unless and until the Grantee shall have at his own expense carved out from the Lot the Landscaped Walkway by way of a deed poll in such form and containing such provisions as the Director shall approve or require and shall have at the Grantee's own expense registered such deed poll by memorial in the Land Registry and in all respects to the satisfaction of the Director Provided that this sub-clause (e)(ii) shall not apply to a building mortgage as provided in Special Condition No. (48)(d) of the Land Grant.

56. Special Condition No. (19)(f) of the Land Grant stipulates that, prior to the surrender of the Landscaped Walkway to the Government in accordance with sub-clause (e) of Special Condition No. (19), the Grantee shall at all reasonable times permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a), (b), (h), (i) and (j) of Special Condition No. (19) and the carrying out, inspecting, checking and supervising of the works under sub-clause (c) of Special Condition No. (19) and any other works which the Director may consider necessary. The Government, the Director and his officers, contractors and agents and any persons authorized by the Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons duly authorized under this sub-clause (f).

57. Special Condition No. (20)(a)(i) of the Land Grant stipulates that the Grantee shall at his own expense in all respects to the satisfaction of the Director and in accordance with the plans approved under sub-clause (b)(i) of Special Condition No. (20), erect, construct and provide within the Lot at ground level area(s) of public open space of not less than 6,800 square metres in total with each area of public open space being linked to the Landscaped Walkway or the Yellow Area to be completed and made fit for occupation and operation on or before 31st December 2020 or such other extended date as may be approved by the Director (the "**Public Open Space**"). The Public Open Space shall be located, formed, serviced, landscaped, planted, treated and provided in such manner, with such materials and with such equipment and facilities as the Director may require and in all respects to his satisfaction.

58. Special Condition No. (20)(c) of the Land Grant stipulates that the Grantee shall at his own expense and in all respects to the satisfaction of the Director uphold, maintain, repair and manage the Public Open Space and everything forming a portion of or pertaining to it until such time as the Public Open Space has been surrendered to the Government in accordance with sub-clause (f) of Special Condition No. (20).

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

(i) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (a) or (c) of Special Condition No. (20), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

(ii) Notwithstanding Special Condition No. (72)(a) of the Land Grant, in the event of the non-fulfilment of the Grantee's obligations under sub-clauses (i), (j) and (k) of Special Condition No. (20), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equivalent to the cost thereof together with a sum equivalent to 20% of the said cost as an administrative fee.

60. Special Condition No. (20)(e) of the Land Grant stipulates that the Government, the Director or his authorized officers shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a), (c), (i), (j) and (k) of Special Condition No. (20) or the exercise of the rights by the Government under sub-clause (d) of Special Condition No. (20) or otherwise, and no claim whatsoever shall be made against the Government, the Director or his authorized officers by the Grantee in respect of any such loss, damage, nuisance or disturbance.

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

(i) The Grantee shall at his own cost and expense upon demand by the Director at any time throughout the term agreed to be granted under the Land Grant surrender and deliver up to the Government vacant possession of the Public Open Space in all respects to the satisfaction of the Director free from encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee. To effect the surrender of the Public Open Space under this sub-clause (f)(i), the Grantee shall execute at his own cost and expense a Deed of Surrender and any other document in such form and containing such provisions as the Director shall approve or require and on such terms and conditions as the Director may require. The Grantee shall have no right to claim against the Government for any loss, damage or compensation whatsoever directly or indirectly arising out of or in connection with the surrender of the Public Open Space.

(ii) The Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Lot or any part(s) thereof or any interest therein or any building or part of any building thereon or enter into any agreement so to do prior to the surrender of the Public Open Space to the Government in accordance with sub-clause (f)(i) of Special Condition No. (20) unless and until the Grantee shall have at his own expense carved out from the Lot the Public Open Space by way of a deed poll in such form and containing such provisions as the Director shall approve or require and shall have at the Grantee's own expense registered such deed poll in the Land Registry and in all respects to the satisfaction of the Director Provided that this sub-clause (f)(ii) shall not apply to a building mortgage as provided in Special Condition No. (48)(d) of the Land Grant.

62. Special Condition No. (20)(g) of the Land Grant stipulates that, prior to the surrender of the Public Open Space to the Government in accordance with sub-clause (f) of Special Condition No. (20), the Grantee shall at all reasonable times permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a), (c), (i), (j) and (k) of Special Condition No. (20) and the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of Special Condition No. (20) and any other works which the Director may consider necessary. The Government, the Director and his officers, contractors and agents and any persons authorized by the Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons duly authorized under this sub-clause (g).

The Non-Building Area 2

63. Special Condition No. (15) of the Land Grant stipulates that, except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed within the area shown edged blue on the plan annexed to the Land Grant (the "**Non-Building Area 2**") except a basement floor(s) to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof. For the purpose of Special Condition No. (15), the decision of the Director as to what constitutes a basement floor(s) shall be final and binding upon the Grantee.

64. Special Condition No. (16)(a) of the Land Grant stipulates that the Grantee shall at all times throughout the term agreed to be granted under the Land Grant permit all members of the public for all lawful purposes to pass and repass on foot or by wheelchair along, to, from, through and over the Non-Building Area 2 free of cost and charges and without any interruption.

65. Special Condition No. (16)(b) of the Land Grant stipulates that it is thereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (a) of Special Condition No. (16) neither the Grantee intends to dedicate nor the Government consent to any dedication of the Non-Building Area 2 to the public for the right of passage.

66. Special Condition No. (16)(c) of the Land Grant stipulates that it is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (a) of Special Condition No. (16) will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

The Government Accommodation and the Items

67. Special Condition (28)(a) of the Land Grant stipulates that the Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the Lot, in a good workmanlike manner and in accordance with the Technical Schedules annexed to the Land Grant and the plans approved under Special Condition No. (29)(a) of the Land Grant, the following accommodations:

(i) one public transport interchange on ground level (the "**Public Transport Interchange**") to be completed and made fit for occupation and operation within 30 calendar months from 7th August 2012 or such other extended period as may be determined by the Director;

(ii) one public toilet (the "**Public Toilet**") erected or to be erected within the Public Transport Interchange to be completed and made fit for occupation and operation within 30 calendar months from 7th August 2012 or such other extended period as may be determined by the Director;

(iii) one integrated family service centre (the "**Integrated Family Service Centre**") to be completed and made fit for occupation on or before 31st December 2020 or such other date as may be determined by the Director;

(iv) (I) one special child care centre cum early education and training centre; and

(II) one space for the parking of light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the said special child care centre cum early education and training centre and their bona fide guests, visitors or invitees;

(collectively the "**Special Child Care Centre cum Early Education and Training Centre**") to be completed and made fit for occupation on or before 31st December 2020 or such other date as may be determined by the Director;

(v) (I) one district support centre for persons with diabilities; and

(II) one space for the parking of light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the said district support centre for persons with disabilities and their bona fide guests, visitors or invitees;

(collectively the "**District Support Centre**") to be completed and made fit for occupation on or before 31st December 2020 or such other date as may be determined by the Director of Social Welfare Department;

(vi) (I) one day care centre for the elderly; and

(II) two spaces for the parking of light buses licensed under Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the said day care centre for the elderly and their bona fide guests, visitors or invitees;

(collectively the "**Day Care Centre for the Elderly**") to be completed and made fit for occupation on or before 31st December 2020 or such other date as may be determined by the Director;

(vii) one community hall and the following spaces:

(I) four spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the said community hall and their bona fide guests, visitors or invitees;

(II) one space for the parking of motor vehicles by disabled persons licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the said community hall and their bona fide guests, visitors or invitees;

(III) one space for the loading and unloading of light goods vehicles in connection with the said community hall;

(IV) two spaces for the loading and unloading of heavy goods vehicles in connection with the said community hall; and

(V) one space for ambulance use;

(collectively the "**Community Hall**") to be completed and made fit for occupation within 54 calendar months from 7th August 2012 or such other extended period as may be determined by the Director;

(which accommodation are collectively the "**Government Accommodation**").

68. Special Condition (35)(a) of the Land Grant stipulates that the Grantee shall when called upon so to do by the Director assign to The Financial Secretary Incorporated ("**F.S.I.**") with vacant possession, free from encumbrances, at the expense of the Grantee, the undivided shares specified in sub-clause (b) of Special Condition No. (35) together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation or any part thereof and the Grantee shall complete the assignment of the Government Accommodation or any part thereof in respect of which a certificate of completion shall have been issued under Special Condition No. (34) of the Land Grant within such time(s) as may be specified in writing by the Director.

69. Special Condition (37)(a) of the Land Grant stipulates that the Director shall have the right to demand at any time(s) before the assignment of the Government Accommodation, delivery of vacant possession of the Government Accommodation or such part thereof as required by the Director in respect of which a certificate of completion shall have been issued under Special Condition No. (34) of the Land Grant and the Grantee shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate.

70. Special Condition (38)(a) of the Land Grant stipulates that, without prejudice to the provisions of Special Condition No. (39) of the Land Grant, the Grantee shall, at all times until expiry of the Defects Liability Period of the Government Accommodation referred to in Special Condition No. (39)(a) of the Land Grant, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

71. Special Condition (40) of the Land Grant stipulates that:

(a) The Grantee shall throughout the term agreed to be granted under the Land Grant at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (50)(a)(ii)(I) of the Land Grant and in all respects to the satisfaction of the Director maintain the following items (the "**Items**"):

(i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the Lot;

(iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the Lot;

(iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the Lot.

(b) The Grantee indemnifies and shall keep indemnified the Government and F.S.I. against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Grantee to maintain the Items.

The Connection Points

72. Special Condition No. (22)(a) of the Land Grant stipulates that the Grantee shall on or before 31st December 2020 or such other extended period as may be approved by the Director at his own expense, with such materials and to such standards, levels, alignment, disposition and design as shall be required or approved by the Director and in all respects to the satisfaction of the Director provide and construct:

(i) such supports and connections between the points R and S shown and marked on the plan annexed to the Land Grant to receive, connect and support a proposed subway which, if constructed, will be located approximately at the position within the pair of pecked blue lines shown and marked on the plan annexed to the Land Grant and thereon marked "PROPOSED SUBWAY" (the "**Proposed Subway**"); and

(ii) a pedestrian passageway to link up the Proposed Subway and the Landscaped Walkway, (which supports and connections and pedestrian passageway are collectively the "**Connection Points**") so that the Proposed Subway, if constructed, can be connected to the Lot or any building(s) erected thereon and pedestrian access to and from the Landscaped Walkway and the North Point Mass Transit Railway Station can be gained over the Connection Points.

73. Special Condition (22)(c) of the Land Grant stipulates that, upon completion of the construction of the Connection Points, the Grantee shall, throughout the term agreed to be granted under the Land Grant, at his own expense and in all respects to the satisfaction of the Director upkeep, maintain, repair and manage the Connection Points in good and substantial repair and condition.

74. Special Condition (22)(d) of the Land Grant stipulates that the Grantee shall at all times throughout the term agreed to be granted under the Land Grant during which the Proposed Subway is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Connection Points and for such purpose, to have ingress, egress or regress to, from and through the Lot and any building(s) erected or to be erected thereon.

75. Special Condition No. (22)(f) of the Land Grant stipulates that, in the event of the non-fulfilment of the Grantee's obligations under sub-clauses (a), (c) or (g) of Special Condition No. (22), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

76. Special Condition No. (22)(k) of the Land Grant stipulates that there is reserved to the Government and any other person(s) to whom such rights may be granted by the Government (the "**said Persons**") free of all costs and charges the right of support and the right to connect to the Connection Points for the Proposed Subway.

77. Special Condition No. (22)(l) of the Land Grant stipulates that the Government and the said Persons and its or their officers, agents, licensees, contractors, workmen and other duly authorized personnel with or without tools, equipment or machinery shall at all reasonable times throughout the term agreed to be granted under the Land Grant have the right of free ingress, egress and regress to and from the Lot or any part thereof and any building(s) erected or to be erected thereon for the purposes of:

(i) carrying out inspection, survey, construction, connection, maintenance, repair, alteration, demolition and replacement works in relation to the Proposed Subway;

(ii) inspecting, checking and supervising the works to be carried out in compliance with sub-clauses (a), (c) and (g) of Special Condition No. (22) and the carrying out, inspecting, checking and supervising of the works under sub-clause (f) of Special Condition No. (22); and

(iii) any other works which the Government may consider necessary whether in relation to the Proposed Subway or otherwise.

78. Special Condition No. (22)(m) of the Land Grant stipulates that the Government and the said Persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise by the Government and the said Persons and its or their officers, agents, licensees, contractors, workmen or other duly authorized personnel of the rights conferred under sub-clauses (f) and (l) of Special Condition No. (22), and no claim whatsoever shall be made by the Grantee against the Government or the said Persons in respect of any such loss, damage, nuisance or disturbance.

The Public Coach Park

79. Special Condition No. (60)(a) of the Land Grant stipulates that the Grantee shall on or before 31st December 2020 at his own expense in all respects to the satisfaction of the Director and in accordance with the layout plan approved under sub-clause (b) of Special Condition No. (60) erect, construct and provide below the ground level of the Lot a public coach park providing not less than 30 spaces for the parking of coaches (the "**Public Coach Park**").

80. Special Condition No. (60)(b) of the Land Grant stipulates that the Grantee shall within 24 calendar months from 7th August 2012 or such other extended period as may be approved by the Director submit or cause to be submitted to the Director for his written approval a layout plan for the Public Coach Park indicating the parking spaces, turning circles, ceiling height of the parking floor or floors or level or levels, means of access, circulation areas and any other areas and spaces as may be required by the Director. The parking spaces, turning circles, ceiling height of the parking floor or floors or level or levels, means of access, circulation areas and any other areas and spaces of the Public Coach Park shall be provided and laid out in accordance with the plan approved by the Director under this sub-clause (b) and in all respects to the satisfaction of the Director. The Grantee shall maintain the parking spaces, turning circles, ceiling height of the parking floor or floors or level or levels, means of access, circulation areas and any other areas and spaces of the Public Coach Park in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director.

81. Special Condition No. (60)(g) of the Land Grant stipulates that all the parking spaces within the Public Coach Park shall be made available to members of the public at all times for short-term parking of coaches, on hourly, daily or monthly basis or on such other basis as may be approved in writing by the Commissioner for Transport.

82. Special Condition No. (60)(j) of the Land Grant stipulates that the Grantee shall not, throughout the term agreed to be granted under the Land Grant, assign, mortgage, charge, demise, underlet or part with the possession of or otherwise dispose of the Public Coach Park except as a whole provided that the Grantee may underlet the parking spaces in the Public Coach Park subject to the conditions as stipulated in sub-clauses (g) and (i) of Special Condition No. (60).

83. Special Condition No. (60)(k) of the Land Grant stipulates that the Grantee shall at all times during the term agreed to be granted under the Land Grant uphold, maintain, repair, operate, conduct and manage at his own expense the Public Coach Park and everything forming a portion of or pertaining to it and in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle parking which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

The Public Loading and Unloading Park

84. Special Condition No. (61)(a) of the Land Grant stipulates that the Grantee shall on or before 31st December 2020 at his own expense in all respects to the satisfaction of the Director and in accordance with the layout plan approved under sub-clause (b) of Special Condition No. (61) erect, construct and provide a public loading and unloading park comprising:

    (i) 4 spaces below the ground level of the Lot for the loading and unloading of all types of vehicles;

    (ii) a passageway through such part(s) of the Lot and any building(s) erected or to be erected thereon to link up the 4 spaces referred to in sub-clause (a)(i) of Special Condition No. (61) and the Yellow Area for the purposes of goods delivery in connection with the use of the said 4 spaces

    (the "**Public Loading and Unloading Park**").

85. Special Condition No. (61)(b) of the Land Grant stipulates that the Grantee shall within 24 calendar months from 7th August 2012 or such other extended period as may be approved by the Director submit or cause to be submitted to the Director for his approval a layout plan of the Public Loading and Unloading Park indicating the loading and unloading spaces, turning circles, ceiling height of the loading and unloading floor or floors or level or levels, means of access, circulation areas, the passageway referred to in sub-clause (a)(ii) of Special Condition No. (61) and any other areas and spaces as may be required by the Director. The loading and unloading spaces, turning circles, ceiling height of the loading and unloading floor or floors or level or levels, means of access, circulation areas, the said passageway and any other areas and spaces of the Public Loading and Unloading Park shall be provided and laid out in accordance with the plan approved by the Director under this sub-clause (b) and in all respects to the satisfaction of the Director. The Grantee shall maintain the loading and unloading spaces, turning circles, ceiling height of the floor or floors or level or levels, means of access, circulation areas, the said passageway and any other areas and spaces of the Public Loading and Unloading Park in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director.

86. Special Condition No. (61)(g) of the Land Grant stipulates that throughout the term agreed to be granted under the Land Grant, the Grantee shall keep the Public Loading and Unloading Park open for use by all members of the public and shall ensure that all the loading and unloading spaces within the Public Loading and Unloading Park are made available to all members of the public for short-term loading and unloading of vehicles on hourly basis or such other basis as may be approved in writing by the Commissioner for Transport, at all times free of costs and charges and without any interruption.

87. Special Condition No. (61)(j) of the Land Grant stipulates that the Grantee shall at all times during the term agreed to be granted under the Land Grant uphold, maintain, repair, operate, conduct and manage at his own expense the Public Loading and Unloading Park and everything forming a portion of or pertaining to it in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle loading and unloading parks which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

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

88. Special Conditions Nos. (3)(a), (4)(a), (4)(b), (4)(c), (5) and (7) in relation to the "Reserved Area" as stipulated in the above Section D.

89. Special Conditions Nos. (8)(a), (8)(b), (8)(c), (9) and (11) in relation to the "Green Areas" and "Green Areas Structures" as stipulated in the above Section D.

90. Special Conditions Nos. (2), (13)(a), (13)(d), (13)(e), (13)(f), (13)(g)(iv), (13)(h) and (13)(j) in relation to the "Yellow Area", the "Yellow Stippled Black Area" and the "Yellow Cross-hatched Black Area" as stipulated in the above Section D.

91. Special Conditions Nos. (14)(a), (14)(b), (19)(a)(i), (19)(b), (19)(c), (19)(d), (19)(e), (19)(f), (20)(a)(i), (20)(c), (20)(d), (20)(e), (20)(f) and (20)(g) in relation to the "Non-Building Area 1", the "Landscaped Walkway" and the "Public Open Space" as stipulated in the above Section D.

92. Special Conditions Nos. (15) and (16)(a) in relation to the "Non-Building Area 2" as stipulated in the above Section D.

93. Special Conditions Nos. (28)(a), (35)(a), (37)(a), (38)(a) and (40) in relation to the "Government Accommodation" and "Items" as stipulated in the above Section D.

94. Special Conditions Nos. (22)(a), (22)(c), (22)(d), (22)(f), (22)(k), (22)(l) and (22)(m) in relation to the "Connection Points" as stipulated in the above Section D.

95. Special Conditions Nos. (60)(a), (60)(b), (60)(g), (60)(j) and (60)(k) in relation to the "Public Coach Park" as stipulated in the above Section D.

96. Special Conditions Nos. (61)(a), (61)(b), (61)(g) and (61)(j) in relation to the "Public Loading and Unloading Park" as stipulated in the above Section D.

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

    (a) The Grantee shall on or before 31st December 2020 or such other date as may be approved by the Director at his own expense and in all respects to the satisfaction of the Director provide and construct amenity areas within the areas shown coloured pink stippled black on the plan annexed to the Land Grant (collectively the "**Amenity Area**"). The Amenity Area shall be formed, landscaped and planted with trees and shrubs in such manner, with such materials and to such design, standards and specifications as the Director may require and in all respects to his satisfaction.

(b) Except with the prior written consent of the Director, no building or structure or support for any building or structure or any installation (including but not limited to any drain, waterway, watercourse, sewer, nullah, pipe, cable, wire and utility services) shall be erected, constructed, laid, installed or placed at or above the ground level of the Amenity Area. For the purpose of Special Condition No. (21), the decision of the Director as to what constitutes the ground level shall be final and binding upon the Grantee.

(c) Throughout the term agreed to be granted under the Land Grant, the Grantee shall at his own expense repair, maintain, keep and manage the Amenity Area and everything forming a portion of or pertaining to it in a safe, clean, neat, tidy, functional and healthy conditions all to the satisfaction of the Director.

98. Special Condition No. (23) of the Land Grant stipulates that the Grantee shall develop the Lot by the erection thereon of building(s) complying in all respects with the Land Grant 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(s) to be completed and made fit for occupation on or before 31st December 2020.

99. Special Condition No. (25) 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.

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

(a) The Grantee shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in sub-clause (b) of Special Condition No. (26). No site formation works shall be commenced on the Lot or any part thereof until the landscape master plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (25) of the Land Grant.

(b) ……

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

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

(e) Save and except the Landscaped Walkway and the Public Open Space, the area(s) landscaped in accordance with Special Condition No. (26) shall be designated as and form part of the Common Areas referred to in Special Condition No. (50)(a)(v) of the Land Grant.

101. Special Condition No. (27)(h) of the Land Grant stipulates that the total number of residential units erected or to be erected on the Lot at any time shall not be less than 700.

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

(a) The Grantee acknowledges that there are in existence a bus terminus (the "**Existing Terminus**") and some service roads (the "**Existing Service Roads within the Lot**") within the Lot.

(b) Until the Public Transport Interchange shall have been completed and in operation in all respects to the satisfaction of the Director, the Grantee:

(i) shall at his own expense and in all respects to the satisfaction of the Commissioner for Transport maintain and keep fit for operation and use the Existing Terminus; and

(ii) ……

(c) Until the Existing Service Roads within the Lot shall have been closed in accordance with the Approved Road Closure Proposal referred to in Special Condition No. (42) of the Land Grant, the Grantee:

(i) shall at his own expense and in all respects to the satisfaction of the Commissioner for Transport maintain and keep fit for operation and use the Existing Roads within the Lot so that vehicular and pedestrian traffic may be safely carried on; and

(ii) ……

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

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

(b) For the purpose of calculating the total gross floor area and total site coverage respectively stipulated in Special Conditions Nos. (27)(c) and (27)(d) of the Land Grant, subject to Special Condition No. (73)(d) of the Land Grant, any part of the Facilities provided within the Lot in accordance with sub-clause (a) of Special Condition No. (44) which are for the common use and benefit of the residents of the residential block(s) erected or to be erected on the Lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area and site coverage calculations pursuant to sub-clause (b) of Special Condition No. (44) (the "**Exempted Facilities**"):

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (50)(a)(v) of the Land Grant;

(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(s) erected or to be erected on the Lot and their bona fide visitors and by no other person(s).

104. Special Condition No. (53)(a) of the Land Grant stipulates that:

(i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees (the "**Residential Parking Spaces**") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the Lot as set out in the table below (unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below):

Size of each residential unit	**No. of the Residential Parking Spaces to be provided**
Less than 40 square metres	One space for every 18 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 11 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 5 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 2 residential units or part thereof
Not less than 160 square metres	One space for every residential unit

(ii) ……

(iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the Lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building(s) erected or to be erected on the Lot shall be provided at a rate of 5 spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of three spaces per block of residential units being provided.

105. Special Condition No. (53)(b) of the Land Grant stipulates that:

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

(I) one space for every 150 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building(s) erected or to be erected on the Lot to be used for office purpose and one space for every 200 square metres or part thereof of the remaining gross floor area to be used for such purpose; and

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

106. Special Condition No. (53)(c) of the Land Grant stipulates that:

(i) Out of the spaces provided under sub-clauses (a) and (b) of Special Condition No. (53), the Grantee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates or at such other rates as may be approved by the Director:

(I) not less than one space for every 200 spaces provided in accordance with sub-clause (a)(i) of Special Condition No. (53) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated);

(II) not less than one space for every 200 spaces provided in accordance with sub-clause (b)(i)(I) of Special Condition No. (53) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated);

(III) not less than one space for every 200 spaces provided in accordance with sub-clause (b)(i)(II) of Special Condition No. (53) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated); and

(IV) one space out of the spaces provided in accordance with sub-clause (a)(iii) of Special Condition No. (53).

107. Special Condition No. (53)(d) of the Land Grant stipulates that:

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

(I) 10% of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of Special Condition No. (53) (the "**Residential Motor Cycle Parking Spaces**");

(II) 10% of the total number of spaces required to be provided under sub-clause (b)(i)(I) of Special Condition No. (53); and

(III) 10% of the total number of spaces required to be provided under sub-clause (b)(i)(II) of Special Condition No. (53);

provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

108. Special Condition No. (54)(a) of the Land Grant stipulates that:

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

(I) one space for every 800 residential units or part thereof in the building(s) erected or to be erected on the Lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the Lot, such loading and unloading space to be located adjacent to or within each block of residential unit;

(II) one space for every 3,000 square metres or part thereof of the gross floor area of the building(s) erected or to be erected on the Lot to be used for office purposes; and

(III) one space for every 1,200 square metres or part thereof of the gross floor area of the building(s) erected or to be erected on the Lot to be used for non-industrial (excluding godown, hotel, petrol filling station, private residential and office) purposes;

(ii) one lay-by to be provided for the picking up and setting down of passengers from motor vehicles (including taxis) and another lay-by for the loading and unloading of light buses and ambulances, both in such forms, to such standards and at such locations as the Director may require or approve.

109. Special Condition No. (59) of the Land Grant stipulates that a plan approved by the Director indicating the layout of all the parking, loading and unloading spaces and lay-bys to be provided within the Lot in accordance with Special Conditions Nos. (53) and (54) of the Land Grant; or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except the surrender of the Landscaped Walkway and the Public Open Space, the assignment of the Government Accommodation; a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (48)(c) of the Land Grant and a building mortgage or charge under Special Condition No. (48)(d) of the Land Grant) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such deposit. The said parking, loading and unloading spaces and lay-bys indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (53) and (54) of the Land Grant. The Grantee shall maintain the parking, loading and unloading spaces, lay-bys and other areas in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director.

110. Special Condition No. (63) 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 the Conditions of the Land Grant, 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 agreed to be granted under the Land Grant 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 No. (63) shall prejudice the Government's rights under the Conditions of the Land Grant, in particular Special Condition No. (62) of the Land Grant.

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

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

111. Special Condition No. (65) of the Land Grant stipulates that, where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

112. Special Condition No. (66) of the Land Grant stipulates that:

(a) In the event of earth, spoil, debris, construction waste or building materials (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 (the "**Government properties**"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding sub-clause (a) of Special Condition No. (66), 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.

113. Special Condition No. (67) of the Land Grant stipulates that:

(a) 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 (the "**Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof (the "**Services**").

(b) 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.

(c) The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or 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.

114. Special Condition No.(68) 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.

(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 and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works.

F. The lease conditions that are onerous to a purchaser

115. Special Condition (17) of the Land Grant stipulates that:

(a) (i) Except with the prior written consent of the Director, no building or structure or support or foundation for any building or structure shall be erected or constructed within, above or under the areas of drainage reserve shown coloured:

(I) pink hatched black stippled green and marked “D.R.1” on the plan annexed to the Land Grant (hereinafter referred to as “the Drainage Reserve 1”); and

(II) pink stippled green and marked “D.R.2” on the plan annexed to the Land Grant (hereinafter referred to as “the Drainage Reserve 2”).

(ii) The Director may, in giving any consent under sub-clause (a)(i) of this Special Condition, impose at his absolute discretion any condition as he deems fit (including but not limited to the prohibition that no building or structure or support or foundation for any building or structure may be erected or constructed from and above 0 metre Hong Kong Principal Datum within the Drainage Reserve 1 or the Drainage Reserve 2).

(b) The Government, the Director and his duly authorized officers, contractors and agents, his or their workmen (hereinafter collectively referred to as “the authorized persons”) with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all times to, from and through the Lot for the purposes of laying, inspecting, repairing and maintaining drains, sewers, channels, drainage facilities and all other services running across, through or under the Drainage Reserve 1 and the Drainage Reserve 2 (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 1 or the Drainage Reserve 2. Where in the opinion of the Director (whose opinion shall be final and binding upon the Grantee), there are objects or material within the Drainage Reserve 1 and the Drainage Reserve 2 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 his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Drainage Reserve 1 and the Drainage Reserve 2. If the Grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

(c) Save in respect of the reinstatement of any trench excavated in the exercise of the aforesaid rights and powers, the Government, the Director and the authorized persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by the authorized persons of the right of unrestricted ingress, egress and regress and in laying, inspecting, repairing and maintaining the Utilities conferred under sub-clause (b) of this Special Condition and no claim whatsoever shall be made against the Government, the Director or the authorized persons by the Grantee in respect of any such loss, damage, nuisance or disturbance.

116. Special Condition (18) of the Land Grant stipulates that:

(a) The Grantee acknowledges that as at the date of the Land Grant, there are in existence some 132kV transmission cables and communication cables and the associated cable works, structures, facilities or installations (hereinafter collectively referred to as “the Cables”):

(i) below the ground level of that part of the Lot falling within the purple lines shown on the plan annexed to the Land Grant and thereon marked “CABLE RESERVE” (that part of the Lot is hereinafter referred to as “the Cable Reserve within the Lot”); and

(ii) below the ground level of those parts of the Yellow Area falling within the purple lines shown on the plan annexed to the Land Grant and thereon marked “CABLE RESERVE” (those parts of the Yellow Area are hereinafter collectively referred to as “the Cable Reserve within the Yellow Area”).

(b) The Grantee shall at his own expense satisfy himself as to the extent of the Cables and shall not demolish, damage or interfere in any way with the Cables (the decision of the Director as to what constitutes damage or interference shall be final and binding upon the Grantee). Any demolition or damage of the Cables or any interference with the Cables will be reinstated, made good or rectified by the Hong Kong Electric Company Limited (hereinafter referred to as “the HEC”) at the cost of the Grantee. The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with any demolition or damage to the Cables or any interference with the Cables by the Grantee, his employees, agents, workmen and contractors.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person by reason of the presence of the Cables and the Grantee shall not make any claim whatsoever against the Government for any damage, nuisance, annoyance, loss or detriment of any kind whatsoever caused to the Lot or the Yellow Area or to the Grantee arising directly or indirectly out of or in connection with the Cables.

(d) (i) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed at the ground level or within a height of 5.1 metres above the ground level of the Cable Reserve within the Lot and the Cable Reserve within the Yellow Area.

(ii) No building or structure or support or foundation for any building or structure shall be erected or constructed within a distance of 1.0 metre measured around the external surface of any cable forming part of the Cables.

(iii) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level shall be final and binding upon the Grantee.

(e) Prior to the commencement of any works whatsoever within a distance of 3.0 metres in all directions of any cable forming part of the Cables, the Grantee shall consult the HEC so as to ensure that any such works do not damage, interfere with or endanger the safe operation of the Cables (all as to which the decision of the Director shall be conclusive) and if required by the Director, the Grantee shall, at his own expense, take such precautions as may be required by the HEC to ensure the safe operation of the Cables.

(f) The Grantee shall comply with all Ordinances, by-laws and regulations for the time being in force and relating to the Cables and any amendments or replacing legislation thereto.

(g) The Grantee shall at his own expense comply with all special requirements of the Director of Electrical and Mechanical Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used), repair and maintenance of any part or parts of the building or structure or buildings or structures connected or in close proximity to the Cables.

(h) (i) For the purpose of carrying out survey, inspection, repair, maintenance, diversion, improvement or development works of the Cables and carrying out survey, inspection, reinstatement, making good and rectification works under sub-clause (b) of this Special Condition or any other works which the Director may consider necessary in the Cable Reserve within the Lot or the Cable Reserve within the Yellow Area or both, the Grantee shall permit the Director, the HEC and officers, servants and contractors authorized by the Director or the HEC or both, the right of ingress, egress and regress to, from and through:

(I) the Lot and any building or buildings erected or to be erected thereon at all times throughout the term of the Land Grant; and

(II) the Yellow Area or any part thereof and any structure or structures erected or to be erected thereon at all times while the Grantee is in possession of the same;

with or without tools, vehicles, machinery or equipment free of cost and charges and without any interruption.

(ii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise of the rights conferred under sub-clause (h)(i) of this Special Condition and no claim or objection shall be made against the Government, the HEC or the officers, servants and contractors authorized by the Government, the HEC or both in respect of any such loss, damage, nuisance or disturbance.

117. Special Condition (48) of the Land Grant stipulates that, save for the surrender of the Landscaped Walkway and the Public Open Space and the assignment of the Government Accommodation, prior to compliance with the Conditions of the Land Grant in all respects to the satisfaction of the Director, the Grantee shall not, except with the prior written consent of the Director:

(a) assign, part with possession of or otherwise dispose of the Lot or any part thereof or any interest therein or any building or part of any building thereon or enter into any agreement so to do;

(b) ……

(c) underlet the Lot or any building or part of any building thereon or enter into any agreement so to do unless the tenancy or lease of the Lot or any building or part of any building thereon complies with the terms and conditions in sub-clause (c) of Special Condition (48); or

(d) mortgage or charge the Lot or any part thereof or any interest therein except for the purpose of the development thereof in accordance with the Conditions of the Land Grant and then only by way of a building mortgage.

118. Special Condition No. (57) of the Land Grant stipulates that:

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

(i) assigned except

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

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

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

(b) Notwithstanding sub-clause (a) of Special Condition No. (57), the Grantee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Grantee.

(c) Sub-clause (a) of Special Condition No. (57) shall not apply to an assignment, underletting, mortgage or charge of the Lot as a whole.

Notes:

1. Pursuant to a letter dated 17 August 2020 issued by the District Lands Office/Hong Kong East, Lands Department registered at the Land Registry with Memorial No.20090302240260 (“the BC Extension Letter”), the time limit for the completion of the development of the Lot, the formation works and the necessary works of “the Reserved Area” and “the Green Areas”, the construction of “the Landscape Walkway” and “the Connection Points”, the provision of “the Public Open Space”, “the Amenity Area”, “the Government Accommodation”, “the Public Coach Park” and “the Public Loading and Unloading Park” by the Grantee under the Land Grant has been extended from 31 December 2020 to 30 June 2021.

2. The plan annexed to the Land Grant is reproduced under the “Information on Public Facilities and Public Open Spaces” section.

3. For full details, please refer to the Land Grant and the BC Extension Letter which are free for inspection during opening hours at the sales office. Full script of the Land Grant and the BC Extension Letter are available for inspection upon request and copies of the Land Grant and the BC Extension Letter can be obtained upon paying necessary photocopying charges.

SUMMARY OF LAND GRANT 批地文件的摘要

A. 期數所位於的土地的地段編號

1. 期數興建於內地段第9027號A分段餘段、內地段第9027號B分段餘段、內地段第9027號C分段餘段、內地段第9027號D分段餘段、內地段第9027號E分段餘段及內地段第9027號餘段（統稱「**該地段**」）。

B. 有關租契規定的年期

2. 該地段根據第20173號賣地條件（「**批地文件**」）批出，租期由2012年8月7日起計50年。

C. 適用於該土地的用途限制

3. 批地文件特別條款第(24)條規定，該地段或其任何部分或在該地段已建或擬建的任何一或多座建築物不得用作非工業（不包括倉庫、酒店及加油站）用途以外的任何其他用途。

4. 批地文件特別條款第(6)條規定，未經地政總署署長（「**署長**」）事先書面同意，承授人不得將保留區域（定義見下文）或其任何部分用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(4)條指明的工程以外的任何其他用途。

5. 批地文件特別條款第(10)條規定，未經署長事先書面同意，承授人不得將綠色區域（定義見下文）或其任何部分用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(8)條指明的工程以外的任何其他用途。

6. 批地文件特別條款第(13)(i)條規定，未經署長事先書面同意，承授人不得將黃色區域、黃色加黑點區域或黃色加黑色交叉斜線區域（各自的定義見下文）或其任何部分用作儲物或興建任何臨時構築物，或用作進行特別條款第(13)條(a)及(d)款指明的工程、用作特別條款第(13)條(h)款指明的用途、現有公廁、現有巴士站長辦事處及現有職工飯堂以外的任何其他用途。

7. 批地文件特別條款第(53)(a)(iv)條規定，根據特別條款第(53)條(a)(i)及(a)(iii)款提供的車位（即住宅車位及訪客車位）不得用作其分別規定的用途以外的任何其他用途，尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

8. 批地文件特別條款第(53)(b)(iii)條規定，根據特別條款第(53)條(b)(i)(I)及(b)(i)(II)款提供的車位（即辦公室用車位及其他非工業用途的車位）除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一或多座建築物的佔用人之車輛作所述條款分別規定的用途以及屬於其真正賓客、訪客或獲邀人士之車輛外，不得用作任何其他用途，尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

9. 批地文件特別條款第(53)(c)(iii)條規定，根據特別條款第(53)條(c)(i)款提供的車位（即傷殘人士車輛用車位）除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例定義的傷殘人士的車輛，並且屬於該地段已建或擬建的一或多座建築物的住客或佔用人之車輛以及屬於其真正賓客、訪客或獲邀人士之車輛外，不得用作任何其他用途，尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

10. 批地文件特別條款第(53)(d)(ii)條規定，住宅電單車車位除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一或多座建築物的住宅單位住客及其真正賓客、訪客或獲邀人士之電單車外，不得用作任何其他用途，住宅電單車車位尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

11. 批地文件特別條款第(53)(d)(iii)條規定，根據特別條款第(53)條(d)(i)(II)及(d)(i)(III)款提供的車位除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一或多座建築物的佔用人之電單車作特別條款第(53)條(b)(i)(I)及(b)(i)(II)款分別規定的用途以及屬於其真正賓客、訪客或獲邀人士之電單車外，不得用作任何其他用途，該等車位尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

12. 批地文件特別條款第(59)條規定，除特別條款第(59)條所述的批准圖則上顯示的車位外，不得在該地段或該地段上任何建築物或構築物的任何部分泊車。

13. 批地文件特別條款第(60)(i)條規定，公眾旅遊車停車場（定義見下文）除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的旅遊車外，不得用作任何其他用途，公眾旅遊車停車場尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

14. 批地文件特別條款第(61)(i)條規定，公眾上落貨停車場（定義見下文）除用作根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的車輛上落客貨外，不得用作任何其他用途，公眾上落貨停車場尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

15. 批地文件特別條款第(71)條規定，不得在該地段興建或建造墳墓或骨灰龕，亦不得在該地段安葬或存放任何人類骸骨或動物骸骨，不論該骸骨是否存放在陶罐或骨灰甕內或以其他方式存放。

D. 按規定須興建並提供予政府或供公眾使用的設施

保留區域

16. 批地文件特別條款第(3)(a)條規定，該地段以下各部分現時為政府豁除及保留：

    (i) 在附錄於批地文件的圖則上以粉紅色加紅點及粉紅色加棕色斜線和紅點顯示的範圍以上的地層，由香港主水平基準0米水平起計；及

    (ii) 在所述地層之上及橫越附錄於批地文件的圖則上以粉紅色加紅點及粉紅色加棕色斜線和紅點顯示的範圍的所有上空。

    （該等地層及上空統稱「**保留區域**」）。

17. 批地文件特別條款第(3)(b)條規定，除批地文件特別條款第(5)及第(6)條另有規定外，承授人不享有保留區域任何擁有權、管有權或使用權，且除批地文件另有規定外，不得在保留區域內興建或建造任何建築物或構築物。

18. 批地文件特別條款第(3)(c)條規定，承授人無權就特別條款第(3)條(a)款之下保留的權利，或者就或因保留區域用作批地文件特別條款第(4)(a)條所指的未來公眾道路造成的任何損失、損害、滋擾、煩擾或傷害，根據任何成文法或其他規定提出反對或向政府索取任何賠償。

19. 批地文件特別條款第(4)(a)條規定，承授人須：

    (i) 於2020年12月31日或之前或署長批准的其他延長期限，自費按署長批准的方式、材料、標準、水平、定線及設計，並在各方面達致署長滿意程度下：

        (I) 在保留區域鋪設及構建未來公眾道路；及

        (II) 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長獨有酌情要求的其他構築物（以下統稱「**保留區域的構築物**」），

使建築物可興建於保留區域及讓車輛和行人往來保留區域；

(ii) 於2020年12月31日或之前或署長批准的其他延長期限，自費在保留區域進行環境美化、鋪路面、鋪路緣及開水道，並提供署長可能要求的集水溝、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及路面標記，以達至署長滿意程度；及

(iii) 自費保養保留區域連同保留區域的構築物，以及在該等地方建造、安裝及提供的所有環境美化裝飾、構築物、路面、集水渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記及機械，以達至署長滿意程度，直至按照批地文件特別條款第(5)條交還整個保留區域的管有權為止。

20. 批地文件特別條款第(4)(b)條規定，倘若承授人未能履行其在特別條款第(4)條(a)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

21. 批地文件特別條款第(4)(c)條規定，政府毋須因承授人履行特別條款第(4)條(a)款的義務或政府行使特別條款第(4)條(b)款的權利或其他原因所引起或附帶引起而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。

22. 批地文件特別條款第(5)條規定，保留區域須於政府隨時要求時交還給政府，而在任何情況下，保留區域須於署長發信表示批地文件的條件已在其滿意下獲得遵守的日期當作已交還給政府。承授人須於交還整個保留區域的管有權之前任何時候，准許所有政府及公共車輛及行人免費前往及經過保留區域，並確保該通行權不會受到按照批地文件特別條款第(4)條或其他規定進行的工程干擾或阻礙。

23. 批地文件特別條款第(6)條規定，未經署長事先書面同意，承授人不得將保留區域或其任何部分用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(4)條指明的工程以外的任何其他用途。

24. 批地文件特別條款第(7)條規定：

(a) 承授人須於交還整個保留區域的管有權之前所有合理時候：

(i) 准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士有權出入、來回及通過該地段及保留區域，以便視察、檢查及監督遵照批地文件特別條款第(4)(a)條規定進行的任何工程，以及進行、視察、檢查及監督批地文件特別條款第(4)(b)條規定的工程及任何其他署長認為於保留區域必要的工程；

(ii) 在政府或獲其授權的相關公用事業公司要求時，准許其有權出入、來回及通過該地段及保留區域，以便在保留區域或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗鄰或相鄰土地或場所提供電話、電力、煤氣（如有）及其他服務設施所需的其他導電媒介及附帶設備。承授人須就以上在保留區域內進行的任何所述工程的所有相關事宜，與政府及獲其授權的相關公用事業公司充分合作；及

(iii) 在水務監督及排水事務監督的人員或獲其授權的人士要求時，准許他們有權出入、來回及通過該地段及保留區域，以便進行任何有關保留區域內任何其他水務設施或排水渠裝置的運作、保養、維修、更換及改動工程。

(b) 政府、署長、其人員、承辦商、代理及任何根據特別條款第(7)條(a)款獲妥為授權的人士或公用事業公司，毋須因政府、署長、其人員、承辦商、代理及任何根據特別條款第(7)條(a)款獲妥為授權的人士或公用事業公司行使權利所引起或附帶引起而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。

綠色區域及綠色區域構築物

25. 批地文件特別條款第(8)(a)條規定承授人須：

(i) 於2020年12月31日或之前或署長批准的其他延長期限，自費按署長批准的方式、材料、標準、水平、定線及設計，並在各方面達致署長滿意程度下：

(I) 在附錄於批地文件的圖則上以綠色顯示的部分（統稱「**綠色區域**」）鋪設及構建未來公眾道路；及

(II) 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長獨有酌情要求的其他構築物（統稱「**綠色區域構築物**」），

使建築物可興建於綠色區域及讓車輛和行人往來綠色區域；

(ii) 於2020年12月31日或之前或署長批准的其他延長期限，自費在綠色區域鋪路面、鋪路緣及開水道，並提供署長規定的溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及路面標記，以達至署長滿意程度；及

(iii) 自費保養綠色區域連同綠色區域構築物以及在該區域建造、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、路面標記及機械，以達至署長滿意程度，直至按照批地文件特別條款第(9)條交還整個綠色區域的管有權為止。

26. 批地文件特別條款第(8)(b)條規定，倘若承授人未能履行其在特別條款第(8)條(a)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

27. 批地文件特別條款第(8)(c)條規定，政府毋須因承授人履行特別條款第(8)條(a)款的義務或政府行使特別條款第(8)條(b)款的權利或其他原因所引起或附帶引起而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。

28. 批地文件特別條款第(9)條規定，綠色區域須於政府隨時要求時交還給政府，而在任何情況下，綠色區域須於署長發信表示批地文件的條件已在其滿意下獲得遵守的日期當作已交還給政府。承授人須於交還整個綠色區域的管有權之前任何時候，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，並確保該通行權不會受到按照批地文件特別條款第(8)條或其他規定進行的工程干擾或阻礙。

29. 批地文件特別條款第(10)條規定，未經署長事先書面同意，承授人不得將綠色區域或其任何部分用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(8)條指明的工程以外的任何其他用途。

30. 批地文件特別條款第(11)條規定：

(a) 承授人須於交還整個綠色區域的管有權之前所有合理時候：

(i) 准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士有權出入、來回及通過該地段及綠色區域，以便視察、檢查及監督遵照批地文件特別條款第(8)(a)條規定進行的任何工程，以及進行、視察、檢查及監督批地文件特別條款第(8)(b)條規定的工程及任何其他署長認為於綠色區域必要的工程；

(ii) 在政府或獲其授權的相關公用事業公司要求時，准許其有權出入、來回及通過該地段及綠色區域，以便在綠色區域或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或毗鄰土地或場所提供電話、電力、煤氣（如有）及其他服務設施所需的其他導電媒介及附帶設備。承授人須就以上在綠色區域內進行的任何所述工程的所有相關事宜，與政府及獲其授權的相關公用事業公司充分合作；及

(iii) 在水務監督及排水事務監督的人員或獲其授權的人士要求時，准許他們有權出入、來回及通過該地段及綠色區域，以便進行任何有關綠色區域內任何其他水務設施或排水渠裝置的運作、保養、維修、更換及改動工程。

(b) 政府、署長、其人員、承辦商、代理及任何根據特別條款第(11)條(a)款獲妥為授權的人士或公用事業公司，毋須因政府、署長、其人員、承辦商、代理及任何根據特別條款第(11)條(a)款獲妥為授權的人士或公用事業公司行使權利所引起或附帶引起而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。

黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域

31. 批地文件特別條款第(2)條規定，承授人確認該地段及附錄於批地文件的圖則上以黃色、黃色加黑點及黃色加黑色交叉斜線的區域（分別稱為「**黃色區域**」、「**黃色加黑點區域**」及「**黃色加黑色交叉斜線區域**」）現時存在若干地基、建築物及構築物。在不抵觸批地文件特別條款第(12)及(41)條的規定下，承授人承諾自費並在各方面令署長滿意程度下，從該地段、黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域拆卸及清除所述的地基、建築物和構築物。

32. 批地文件特別條款第(13)(a)條規定，承授人須自費以良好的工藝並按照經特別條款第(13)條(b)款批准的圖則，在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內興建、建造、提供一條散步長廊並對其進行環境美化，以達至署長在各方面滿意程度。該散步長廊須於2012年8月7日起54個月內或署長批准的其他延長期限建成及適宜佔用和運作。

33. 批地文件特別條款第(13)(b)條規定：

(i) 承授人須自費向署長提交或促使他人提交黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的圖則，以取得其書面批准，該等圖則須包括有關黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的水平、位置及設計詳情，以及署長規定的其他詳情。

(ii) 除非署長事先書面批准或規定，否則不得修訂、更改、改變、變更或替代根據特別條款第(13)條(b)(i)款批准的黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的圖則。

(iii) 根據特別條款第(13)條(b)(i)款批准的黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的圖則，須當作收納署長其後批准或規定的任何修訂、更改、改變、變更或替代。

(iv) 除非及直至署長已書面批准特別條款第(13)條(b)(i)款所指的圖則，否則不得在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內展開任何建築工程（包括拆卸工程）。

(v) 就批地文件而言，「建築工程」須如《建築物條例》、據此訂立的任何規例及任何修訂法例對該詞之定義。

34. 批地文件特別條款第(13)(c)條規定：

(i) 承授人不得拆卸或損壞黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內的海堤，但可用新的海堤作替代，而特別條款第(13)條(b)(i)款所指的圖則須包括任何新海堤的詳情。

(ii) 除特別條款第(13)條(c)(i)款另有規定外，不得在黃色區域、黃色加黑點區域或黃色加黑色交叉斜線區域內進行任何會對海堤及（視情況而定）新海堤或其任何部分造成不利影響的工程，而署長就任何工程是否會對海堤及（視情況而定）新海堤造成不利影響所作決定為最終決定及對承授人具有約束力。

(iii) 海堤及（視情況而定）新海堤蓋頂線對開及後方10米範圍內的最大附加荷載不得超過每平方米10千牛頓。

(iv) 海堤及（視情況而定）新海堤的蓋頂線15米範圍內不得進行任何形式的撞擊式打樁工程。

35. 批地文件特別條款第(13)(d)條規定，在按照特別條款第(13)條(a)款完成有關工程後，承授人須自費維護、管理、保養及維修黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分，以達至署長在各方面滿意程度，直至按照批地文件特別條款第(13)條(g)款的規定將整個黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域交還給政府管有為止。

36. 批地文件特別條款第(13)(e)條規定：

(i) 倘若承授人未能履行其在特別條款第(13)條(a)及(d)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

(ii) 即使批地文件特別條款第(72)(a)條有任何規定，倘若承授人未能履行其在特別條款第(13)條(l)、(m)及(n)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，連同一筆相等於該費用20%的金額作為行政費。

37. 批地文件特別條款第(13)(f)條規定，政府毋須因承授人履行特別條款第(13)條(a)、(d)、(l)、(m)及(n)款的義務或政府行使特別條款第(13)條(e)款的權利或其他原因所引起或附帶引起而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。

38. 批地文件特別條款第 (13)(g) 條規定：

(i) 僅為了進行特別條款第(13)條(a)及(d)款指明的必要工程，承授人須於：

(I) 批地文件的日期獲授予黃色區域及黃色加黑點區域的管有權；及

(II) 署長發出的信件上指明的日期（該日期在任何情況下不得遲於批地文件的日期起30個月）獲授予黃色加黑色交叉斜線區域的管有權。

(ii) 政府毋須對承授人因延遲管有黃色加黑色交叉斜線區域而引致或蒙受的任何損害或損失承擔責任，且承授人不得就任何該等損害或損失向政府索取任何賠償。

(iii) 承授人須按照其獲授予黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域管有權各自的日期存在的狀況及構築物和地基（如有），接受黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域，並且特此同意不會就此向政府索取任何賠償。

(iv) 承授人須在署長隨時要求時，將黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域交還給政府，而在任何情況下，黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域須於署長發信表示批地文件的條件已在其滿意下獲得遵守的日期當作已交還給政府。

39. 批地文件特別條款第(13)(h)條規定：

(i) 在交還整個黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的管有權之前，以及為了提供通道往返位於黃色區域及黃色加黑點區域毗連的碼頭（目前稱為北角碼頭，並且包括任何新或替代的碼頭）（統稱「**該等碼頭**」），承授人須於所有時候在毋須支付費用及收費及不受任何阻礙的情況下准許：

(I) 所有政府及行人徒步或乘坐輪椅通過及經過黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域；及

(II) 所有政府及任何公共車輛通過及經過黃色區域及黃色加黑點區域，直至黃色區域及黃色加黑點區域內的現有輔助道路（「**黃色區域及黃色加黑點區域的現有輔助道路**」）按照批地文件特別條款第(42)條所述的批准道路封閉計劃封閉為止，

而且承授人須自費確保該等通道不會受到按照特別條款第(13)條(a)或(d)款或任何其他規定進行的工程干擾或阻礙。

(ii) (I) 在不影響特別條款第(13)條(h)(i)款的規定下，承授人須於交還整個黃色區域及黃色加黑點區域的管有權之前，自費並在各方面令消防處處長滿意下：

(A) 提供適當的通道讓滅火器械及消防員透過該地段、黃色區域及黃色加黑點區域進入該等碼頭；

(B) 准許消防員及滅火器械自由及暢通無阻地隨時使用該通道；及

(C) 保養該通道及確保該通道不受阻礙。

(I) 承授人須於批地文件約定的批租年期內，自費並在各方面令消防處處長滿意下：

(A) 提供適當的通道讓滅火器械及消防員透過該地段進入該等碼頭；

(B) 准許消防員及滅火器械自由及暢通無阻地隨時使用該通道；及

(C) 保養該通道及確保該通道不受阻礙。

(iii) 承授人須於所有合理時間內，在有或無通知下准許消防處處長、其人員、工人或代理進入該地段或其任何部分，或在該地段、黃色區域及黃色加黑點區域上興建或設置或將興建或設置的任何建築物或構築物或其任何部分，以便進行視察藉以確保批地文件特別條款第(13)條(h)(ii)款所述的規定已獲遵從。

40. 批地文件特別條款第(13)(i)條規定，未經署長事先書面同意，承授人不得將黃色區域、黃色加黑點區域或黃色加黑色交叉斜線區域或其任何部分用作儲物或興建任何臨時構築物，或用作進行特別條款第(13)條(a)及(d)款指明的工程、用作特別條款第(13)條(h)款指明的用途、現有公廁、現有巴士站長辦事處及現有職工飯堂以外的任何其他用途。

41. 批地文件特別條款第(13)(j)條規定：

(i) 承授人須於交還整個黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的管有權之前所有合理時候：

(I) 准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士有權出入、來回及通過該地段、黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域，以便視察、檢查及監督遵照批地文件特別條款第(13)條(a)、(d)、(l)、(m)及(n)款規定進行的任何工程，以及進行、視察、檢查及監督特別條款第(13)條(e)款規定的工程及任何其他署長認為於黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域必要的工程；

(II) 在政府或獲其授權的相關公用事業公司要求時，准許其有權出入、來回及通過該地段、黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域，以便在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或毗鄰土地或場所提供電話、電力、煤氣（如有）及其他設施所需的其他導電媒介及附帶設備。承授人須就以上在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內進行的任何所述工程的所有相關事宜，與政府及獲其授權的相關公用事業公司充分合作；及

(III) 在水務監督及排水事務監督的人員或獲其授權的人士要求時，准許他們有權出入、來回及通過該地段、黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域，以便進行任何有關黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內任何其他水務設施或排水渠裝置的運作、保養、維修、更換及改動工程。

(ii) 政府、署長、其人員、承辦商、代理及根據本特別條款第(13)條(j)(i)款獲妥為授權的任何人士或公用事業公司毋須因政府、署長、其人員、承辦商、代理及根據本特別條款第(13)條(j)(i)款獲妥為授權的任何人士或公用事業公司行使權利所引起或附帶引起而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。

42. 批地文件特別條款第(13)(k)條規定，倘若黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程（不論是否關乎工藝、物料、設計或其他原因），以及可能影響黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內任何樹木或灌木生長的所有樹木健康問題、欠妥之處、失調、因素或成因（以下簡稱「**樹木健康問題**」），是在：

(i) 承授人交還黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域任何部分的管有權各自的日期存在的；及

(ii) 承授人交還黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域任何部分的管有權各自的日期後12個月內（以下統稱「**黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的保養責任及植物扎根期**」）出現或明顯可見的，

承授人須就由此引起或與此相關的所有索償、費用、要求、收費、損害、訴訟及法律程序（不論性質為何）向政府作出彌償並確保其免責。

43. 批地文件特別條款第(13)(l)條規定，在署長要求時，承授人須自費在署長規定的時間內按其規定的標準及形式，於黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分進行所有保養、維修、整改、重建與補救工程及任何其他必要工程，以補救及糾正黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的保養責任及植物扎根期內出現或明顯可見的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。除前述的規定外，承授人須自費在署長規定的時間內按其規定的標準及形式，修復及糾正黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分在承授人交還該等區域的管有權各自的日期可能存在的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。

44. 批地文件特別條款第(13)(m)條規定，倘若因承授人在交還黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域任何部分的管有權給政府各自的日期可能存在的任何樹木健康問題，以致黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內的任何樹木或植物，未能在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的保養責任及植物扎根期內生長或發育至署長滿意程度及狀況，則在署長要求時，承授人須自費在署長規定的時間內按其規定的標準及形式，進行補種、園景美化工程、樹木維護保養措施或任何其他措施以達至署長在各方面滿意程度。

45. 批地文件特別條款第(13)(n)條規定，署長在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的保養責任及植物扎根期屆滿前，將會安排檢查黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分，以識別任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程，以及任何樹木健康問題。署長保留權利在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的保養責任及植物扎根期屆滿後14天內向承授人送達一或多份欠妥之處列表，列明在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分內任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程，以及任何樹木健康問題。承授人須自費安排在署長規定的時間內按其規定的標準及形式，進行及採取所有必要的工程和措施加以補救和糾正。

46. 批地文件特別條款第(13)(o)條規定，承授人須按署長絕對酌情的決定，促使其母公司或其他聯屬公司出一份保證書；據此，該公司無條件及不可撤回地：

(i) 保證承授人履行其在特別條款第(13)條的義務；及

(ii) 就承授人因違反或未能履行其在特別條款第(13)條的任何義務而導致或引起的所有損失、損害、費用、收費、開支及責任，向政府作出彌償並確保其免責。

保證書須受香港法律管轄，並採用署長批准的格式於批地文件的日期起90天內呈交署長。如果承授人的母公司或其他聯屬公司是在香港以外地方註冊成立，承授人須在署長要求時，促使向署長提交一份由一家根據《銀行條例》第16條、據此訂立的任何規例及任何修訂法例獲發牌的銀行簽發的履約保證書或保證書（其格式須在各方面獲署長接納）。該保證書或保證書的金額須為2,022,000.00港元，用於擔保承授人向政府支付已根據特別條款第 (13) 條 (e) 款發出繳款要求但尚未清繳的任何款項。

47. 批地文件特別條款第(13)(p)條規定，即使特別條款第(13)條(a)款有任何規定，承授人在得到署長事先書面同意時，可自費並在各方面達至署長滿意程度下，在黃色加黑點區域及黃色加黑色交叉斜線區域內一或多個位置（如按照特別條款第(13)條(b)(i)款提交的圖則所顯示），建造一條連接該地段已建或擬建的一或多座建築物的緊急車輛通道，以供消防設備和消防人員通過。

48. 批地文件特別條款第(13)(q)條規定，僅就特別條款第(13)條而言，「承授人」一詞不包括其受讓人。

非建築用地一、園景美化行人道及公眾休憩用地

49. 批地文件特別條款第(14)(a)條規定，除在得到署長事先書面同意的情況外，不得在附錄於批地文件的圖則上以粉紅色加黑色斜線及粉紅色加黑色斜線和綠點顯示的各個區域（統稱「**非建築用地一**」）內興建或建設任何建築物或構築物或任何建築物或構築物的支撐物。

50. 批地文件特別條款第(14)(b)條規定，即使批地文件特別條款第(14)條(a)款有任何規定，在不抵觸批地文件特別條款第(17)及(18)條的規定下，可在附錄於批地文件的圖則上以粉紅色加黑色斜線顯示的區域內興建或建設下列各項：

(i) 批地文件特別條款第(19)條所述的園景美化行人道；

(ii) 批地文件特別條款第(20)條所述的公眾休憩用地；及

(iii) 只用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫。

就特別條款第(14)條而言，署長就何謂一或多層地庫所作出的決定為最終決定及對承授人具有約束力。

51. 批地文件特別條款第(19)(a)(i)條規定，承授人須於2020年12月31日或之前或署長批准的其他延長期限，自費並在各方面達至署長滿意程度下，按照經特別條款第(19)條(a)(ii)款批准的圖則在非建築用地一的地面建造一條闊度不少於10米的園景美化行人道，以連接黃色區域及渣華道（「**園景美化行人道**」）。

52. 批地文件特別條款第(19)(b)條規定，承授人須自費維護、保養、維修及管理園景美化行人道及其各個組成或相關部分，以達至署長在各方面滿意程度，直至按照批地文件特別條款第(19)條(e)款的規定將園景美化行人道交還給政府為止。

53. 批地文件特別條款第(19)(c)條規定：

(i) 倘若承授人未能履行其在特別條款第(19)條(a)及(b)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

(ii) 即使批地文件特別條款第(72)(a)條有任何規定，倘若承授人未能履行其在特別條款第(19)條(h)、(i)及(j)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，連同一筆相等於該費用20%的金額作為行政費。

54. 批地文件特別條款第(19)(d)條規定，政府、署長或獲其授權的人員毋須因承授人履行特別條款第(19)條(a)、(b)、(h)、(i)及(j)款的義務或政府行使特別條款第(19)條(c)款的權利或其他原因所引起或附帶引起而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、署長或獲其授權的人員提出索償。

55. 批地文件特別條款第(19)(e)條規定：

(i) 當署長在批地文件約定的批租期內任何時候要求時，承授人須自費並在各方面達至署長滿意程度下，將不受產權負擔影響的園景美化行人道的空置管有權交還及交回給政府，而政府毋須向承授人作出任何代價、付款或補償。為了根據本(e)(i)款交還園景美化行人道，承授人須自費簽署一份土地交還契據及任何其他文件，其格式及所載條文須由署長批准或要求，並包含署長要求的條款及條件。承授人無權就交還園景美化行人道而直接或間接引起或有關的任何損失、損害或補償向政府索償。

(ii) 在按照批地文件特別條款第(19)條(e)(i)款的規定將園景美化行人道交還給政府之前，承授人不得將該地段或其任何部分或承授人對其所佔權益或在其上興建的任何建築物或其任何部分轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置或作產權負擔，或訂立任何有關的協議，除非及直至承授人自費以一份分割契據將園景美化行人道從該地段分割出來，而該等分割契據的格式及所載條文須由署長批准或要求，並包含署長要求的條款及條件，而且承授人須自費在土地註冊處以備忘錄形式將所有該等分割契據註冊以達至署長在各方面滿意程度，但本(e)(ii)款不適用於批地文件特別條款第(48)(d)條規定的建築按揭。

56. 批地文件特別條款第(19)(f)條規定，在按照特別條款第(19)條(e)款將園景美化行人道交還給政府之前，承授人須於所有合理時候准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士有權出入、來回及通過該地段，以便視察、檢查及監督遵照特別條款第(19)條(a)、(b)、(h)、(i)及(j)款規定進行的任何工程，以及進行、視察、檢查及監督特別條款第(19)條(c)款規定的工程及任何其他署長認為必要的工程。政府、署長、其人員、承辦商、代理及獲署長授權的任何人士，毋須因政府、署長、其人員、承辦商、代理及任何根據本(f)款獲妥為授權的人士行使權利所引起或附帶引起而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。

57. 批地文件特別條款第(20)(a)(i)條規定，承授人須自費按照經特別條款第(20)條(b)(i)款批准的圖則，在該地段的地面興建、建造及提供一或多個總面積不少於6,800平方米的公眾休憩用地以達至署長在各方面滿意程度，而每個公眾休憩用地須連接至園景美化行人道或黃色區域。該等公眾休憩用地須於2020年12月31日或之前或署長批准的其他延長期限建成及適宜佔用和運作（「**公眾休憩用地**」）。公眾休憩用地的位置須符合署長的要求，並且須按署長要求的方式、材料、設備及設施構建、服務、進行環境美化、種植植物、處理及提供，以達至署長在各方面滿意程度。

58. 批地文件特別條款第(20)(c)條規定，承授人須自費維護、保養、維修及管理公眾休憩用地及其各個組成或相關部分，以達至署長在各方面滿意程度，直至按照特別條款第(20)條(f)款的規定將公眾休憩用地交還給政府為止。

59. 批地文件特別條款第(20)(d)條規定：

(i) 倘若承授人未能履行其在特別條款第(20)條(a)或(c)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

(ii) 即使批地文件特別條款第(72)(a)條有任何規定，倘若承授人未能履行其在特別條款第(20)條(i)、(j)及(k)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，連同一筆相等於該費用20%的金額作為行政費。

60. 批地文件特別條款第(20)(e)條規定，政府、署長或獲其授權的人員毋須因承授人履行特別條款第(20)條(a)、(c)、(i)、(j)及(k)款的義務或政府行使特別條款第(20)條(d)款的權利或其他原因所引起或附帶引起而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、署長或獲其授權的人員提出索償。

61. 批地文件特別條款第(20)(f)條規定：

(i) 當署長在批地文件約定的批租期內任何時候要求時，承授人須自費並在各方面達至署長滿意程度下，將不受產權負擔影響的公眾休憩用地的空置管有權交還及交回給政府，而政府毋須向承授人作出任何代價、付款或補償。為了根據本(f)(i)款交還公眾休憩用地，承授人須自費簽署一份土地交還契據及任何其他文件，其格式及所載條文須由署長批准或要求，並包含署長要求的條款及條件。承授人無權就交還公眾休憩用地而直接或間接引起或有關的任何損失、損害或補償向政府索償。

(ii) 在按照批地文件特別條款第(20)條(f)(i)款的規定將公眾休憩用地交還給政府之前，承授人不得將該地段或其任何部分或承授人對其所佔權益或在其上興建的任何建築物或其任何部分轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置或作產權負擔，或訂立任何有關的協議，除非及直至承授人自費以一份分割契據，將公眾休憩用地從該地段分割出來，而該等分割契據的格式及所載條文須由署長批准或要求，並包含署長要求的條款及條件，而且承授人須自費在土地註冊處以備忘錄形式將所有該等分割契據註冊以達至署長在各方面滿意程度，但本(f)(ii)款不適用於批地文件特別條款第(48)(d)條規定的建築按揭。

62. 批地文件特別條款第(20)(g)條規定，在按照特別條款第(20)條(f)款將公眾休憩用地交還給政府之前，承授人須於所有合理時候准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士有權出入、來回及通過該地段，以便視察、檢查及監督遵照特別條款第(20)條(a)、(c)、(i)、(j)及(k)款規定進行的任何工程，以及進行、視察、檢查及監督特別條款第(20)條(d)款規定的工程及任何其他署長認為必要的工程。政府、署長、其人員、承辦商、代理及獲署長授權的任何人士，毋須因政府、署長、其人員、承辦商、代理及任何根據本(g)款獲妥為授權的人士行使權利所引起或附帶引起而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。

非建築用地二

63. 批地文件特別條款第(15)條規定，除在得到署長事先書面同意的情況外，不得在附錄於批地文件的圖則上以藍色邊顯示的區域（「**非建築用地二**」）內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物，但只用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫除外。就特別條款第(15)條而言，署長就何謂一或多層地庫所作出的決定為最終決定及對承授人具有約束力。

64. 批地文件特別條款第(16)(a)條規定，承授人須於批地文件約定的批租期內所有時候，准許所有公眾人士為了所有合法目的而在毋須支付費用及收費及不受任何阻礙的情況下，徒步或乘坐輪椅往復經過、途經、通過及越過非建築用地二。

65. 批地文件特別條款第(16)(b)條規定，現明確協議、聲明及規定，即使承授人被施加特別條款第(16)條(a)款所載的義務，也不表示承授人有意或政府同意把非建築用地二的通行權撥供公眾行使。

66. 批地文件特別條款第(16)(c)條規定，現明確協議及聲明，即使承授人被施加特別條款第(16)條(a)款所載的義務，也不會引起其期望獲得或提出有關額外上蓋面積或地積比率任何寬免或權利的要求（不論是根據《建築物（規劃）規例》第22(1)條、其任何修訂或取代條文或其他條文）。為免生疑問，承授人明確放棄根據《建築物（規劃）規例》第22(1)條、其任何修訂或取代條文，提出有關額外上蓋面積或地積比率任何寬免或權利的任何及所有要求。

政府設施物業及該等物件

67. 批地文件特別條款第(28)(a)條規定，承授人須自費以良好的工藝並按照附錄於批地文件的工程規格附表及根據批地文件特別條款第(29)(a)條批准的圖則，在該地段內興建、建造及提供以下的設施物業，以達至署長在各方面滿意程度：

(i) 一個位於地面的公共運輸交匯處（「**公共運輸交匯處**」），該公共運輸交匯處須於2012年8月7日起30個月內或署長批准的其他延長期限建成及適宜佔用和運作；

(ii) 一個在公共運輸交匯處內已建或擬建的公廁（「**公廁**」），該公廁須於2012年8月7日起30個月內或署長批准的其他延長期限建成及適宜佔用和運作；

(iii) 一個綜合家庭服務中心（「**綜合家庭服務中心**」），該綜合家庭服務中心須於2020年12月31日或之前或署長批准的其他日期建成及適宜佔用；

(iv) (I) 一個特殊幼兒中心連早期教育及訓練中心；及

(II) 一個用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該特殊幼兒中心連早期教育及訓練中心的佔用人及其真正賓客、訪客或獲邀人士的小型巴士車位；

（統稱「**特殊幼兒中心連早期教育及訓練中心**」），以上各項須於2020年12月31日或之前或署長批准的其他日期建成及適宜佔用。

(v) (I) 一個傷殘人士區域支援中心；及

(II) 一個用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該傷殘人士區域支援中心的佔用人及其真正賓客、訪客或獲邀人士的小型巴士車位；

（統稱「**區域支援中心**」），上述各項須於2020年12月31日或之前或署長批准的其他日期建成及適宜佔用。

(vi) (I) 一個長者日間護理中心；及

(II) 兩個用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該長者日間護理中心的佔用人及其真正賓客、訪客或獲邀人士的小型巴士車位；

（統稱「**長者日間護理中心**」），上述各項須於2020年12月31日或之前或署長批准的其他日期建成及適宜佔用。

(vii) 一個社區會堂及以下各個車位：

(I) 四個用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該社區會堂的佔用人及其真正賓客、訪客或獲邀人士之車輛的車位；

(II) 一個用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該社區會堂的佔用人及其真正賓客、訪客或獲邀人士之傷殘人士車輛的車位；

(III) 一個用作該社區會堂相關的輕型貨車上落貨的車位；

(IV) 兩個用作該社區會堂相關的重型貨車上落貨的車位；及

(V) 一個供救護車使用的車位；

（統稱「**社區會堂**」），上述各項須於2012年8月7日起54個月內或署長批准的其他延長期限建成及適宜佔用。

（該等設施物業統稱「**政府設施物業**」）。

68. 批地文件特別條款第(35)(a)條規定，當署長要求時，承授人須自費將特別條款第(35)條(b)款中指明及不受產權負擔影響的不分割份數的空置管有權連同對政府設施物業或其任何部分的專有使用、佔用及享用權轉讓給財政司司長法團（「**財政司司長法團**」）。在署長書面規定的期限內，承授人須完成已按批地文件特別條款第(34)條獲發竣工證明書的政府設施物業或其任何部分的轉讓。

69. 批地文件特別條款第(37)(a)條規定，署長有權在政府設施物業轉讓前的任何時候，要求交出已按批地文件特別條款第(34)條獲發竣工證明書的政府設施物業或署長所要求部分的空置管有權。承授人須應要求按署長認為適當的條款及條件，將政府設施物業或署長所要求的部分交付給政府供其專有地使用、佔用及運作。

70. 批地文件特別條款第(38)(a)條規定，在不影響批地文件特別條款第(39)條的規定下，承授人須在所有時候自費保養政府設施物業及其屋宇裝備裝置，使其保持良好狀況，以達至署長在各方面滿意程度，直至批地文件特別條款第(39)(a)條所述的政府設施物業保養責任期屆滿為止。

71. 批地文件特別條款第(40)條規定：

(a) 承授人須於批地文件約定的批租年期內，自費（但財政司司長法團可按批地文件特別條款第(50)(a)(ii)(I)條分擔任何款項）保養以下各項物件（下稱「**該等物件**」）以達至署長在各方面滿意程度：

(i) 政府設施物業的外部裝修物料及在政府設施物業、其中、周圍、其內、其上及其下的所有牆壁、支柱、樑、天花、天台板、行車道或地台板及任何其他結構項件；

(ii) 所有服務政府設施物業及該地段發展項目其餘部分的升降機、扶手電梯及樓梯；

(iii) 所有構成服務政府設施物業及該地段發展項目其餘部分的系統之一部分的屋宇裝備裝置、機器及設備（包括但不限於可攜或不可攜式消防裝置及設備）；

(iv) 政府設施物業下的所有結構板連同其內及其下的排水系統；及

(v) 所有其他服務政府設施物業及該地段發展項目其餘部分的公用部分和設施。

(b) 如果承授人因未能對該等物件進行保養而引起或導致所有法律責任、損害賠償、開支、索償、費用、要求、收費、訴訟及法律程序（不論性質為何），承授人須向政府及財政司司長法團作出彌償並確保他們免責。

連接點

72. 批地文件特別條款第(22)(a)條規定，承授人須於2020年12月31日或之前或署長批准的其他延長期限，自費按署長要求或批准的材料、標準、水平、定線、規劃及設計，並在各方面達至署長滿意程度下：

(i) 在附錄於批地文件的圖則上顯示及標明的R及S點之間提供及建造支撐物及連接物，用以接收、連接及支撐一條擬建的地下通道。該擬建的地下通道在落成後將大約位於附錄於批地文件的圖則上以一對藍色虛線顯示及標明的位置，並且標明為「擬建地下通道」（「**擬建地下通道**」）；及

(ii) 提供及建造一條行人通道以連接擬建地下通道及園景美化行人道（該等支撐物及連接物及行人通道統稱「**連接點**」），以便擬建地下通道落成後可連接至該地段或該地段上興建的任何一或多座建築物，以及讓行人從連接點往返園景美化行人道及北角港鐵站。

73. 批地文件特別條款第(22)(c)條規定，連接點建成後，承授人須於批地文件約定的批租年期內自費維護、保養、維修及管理連接點，使其保持修葺良好堅固和狀況良好，以達至署長在各方面滿意程度。

74. 批地文件特別條款第(22)(d)條規定，在批地文件約定的批租年期內的所有時候，承授人須於擬建地下通道存在期間，准許所有公眾人士在任何時候為了所有合法目的而在毋須繳付任何性質的費用下，自由地徒步或乘坐輪椅往復經過、途經、越過、通過及上落連接點，並且為該目的往復出入、前往及通過該地段或該地段上已建或擬建的任何一或多座建築物。

75. 批地文件特別條款第(22)(f)條規定，倘若承授人未能履行其在特別條款第(22)條(a)、(c)或(g)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

76. 批地文件特別條款第(22)(k)條規定，政府及獲其授權的任何其他一或多名人士（「**該等人士**」），可毋須繳付一切費用及收費而獲保留支撐的權利及連接點接駁至擬建地下通道的權利。

77. 批地文件特別條款第(22)(l)條規定，政府、該等人士、其人員、代理、獲許可人、承辦商、工人及獲妥為授權的其他人士在批地文件約定的批租年期內的所有合理時間，有權攜同或不攜同工具、設備或機械自由出入、來回及通過該地段或在該地段上已建或擬建的任何一或多座建築物，以便：

(i) 對擬建地下通道進行視察、測量、建造、連接、保養、維修、改動、拆卸及更換工程；

(ii) 視察、檢查及監督將遵照特別條款第(22)條(a)、(c)及(g)款規定進行的工程，以及進行、視察、檢查及監督特別條款第(22)條(f)款規定的工程；及

(iii) 政府就擬建地下通道或其他方面認為必須進行的任何其他工程。

78. 批地文件特別條款第(22)(m)條規定，政府及該等人士毋須因政府、該等人士、其人員、代理、獲許可人、承辦商、工人及其他獲妥為授權的人士行使特別條款第(22)條(f)及(l)款賦予的權利所引起或附帶引起而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、滋擾或干擾向政府或該等人士提出索償。

公眾旅遊車停車場

79. 批地文件特別條款第(60)(a)條規定，承授人須於2020年12月31日或之前，自費並在各方面達至署長滿意程度下，按照經特別條款第(60)條(b)款批准的佈局圖在該地段的地面之下興建、建造及提供一個設有不少於30個車位的公眾旅遊車停車場用以停泊旅遊車（「**公眾旅遊車停車場**」）。

80. 批地文件特別條款第(60)(b)條規定，承授人須於2012年8月7日起24個月內或署長批准的其他延長期限，向署長提交或促使他人提交一份公眾旅遊車停車場的佈局圖，以取得其書面批准。該佈局圖須顯示車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方及署長可能要求的任何其他地方或空間。該等車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方及公眾旅遊車停車場的任何其他地方或空間，須按署長根據本(b)款批准的圖則提供及佈局，並在各方面達至署長滿意程度。承授人須按照該批准的圖則對該等車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方及公眾旅遊車停車場的任何其他地方或空間進行保養，若未經署長事先書面同意，不得更改其佈局。

81. 批地文件特別條款第(60)(g)條規定，須於所有時候向所有公眾人士提供公眾旅遊車停車場內所有車位用作短期停泊旅遊車，不論按小時、按日或按月或按運輸署署長書面批准的其他方式。

82. 批地文件特別條款第(60)(j)條規定，在批地文件約定的批租年期內，承授人不得將公眾旅遊車停車場轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置，除非整體地進行轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置，但承授人可根據特別條款第(60)條(g)及(i)款規定的條款分租公眾旅遊車停車場的車位。

83. 批地文件特別條款第(60)(k)條規定，在批地文件約定的批租年期內，承授人須在各方面按照香港目前或任何時候生效的所有與公共車輛停泊有關的條例、附例及規例，自費維護、保養、維修、運作、經營及管理公眾旅遊車停車場及其各個組成或相關部分，以達至運輸署署長滿意程度。

公眾上落貨停車場

84. 批地文件特別條款第(61)(a)條規定，承授人須於2020年12月31日或之前，自費按照經特別條款第(61)條(b)款批准的佈局圖興建、建造及提供一個公眾上落貨停車場，當中包括：

(i) 四個在該地段地面以下供所有類型車輛上落客貨的車位；

(ii) 一條透過該地段或該地段上已建或擬建的任何一或多座建築物的有關部分連接至特別條款第(61)條(a)(i)款所述的四個車位及黃色區域的通道，藉以將該四個車位用作運送貨物

（「**公眾上落貨停車場**」）。

85. 批地文件特別條款第(61)(b)條規定，承授人須於2012年8月7日起24個月內或署長批准的其他延長期限，向署長提交或促使他人提交一份公眾上落貨停車場的佈局圖，以取得其書面批准。該佈局圖須顯示上落客貨車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方、特別條款第(61)條(a)(ii)款所述的通道及署長可能要求的任何其他地方或空間。該等上落客貨車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方、該通道及公眾上落貨停車場的任何其他地方或空間須按署長根據本(b)款批准的圖則提供及佈局，並在各方面達至署長滿意程度。承授人須按照該批准的圖則對該等上落客貨車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方、該通道及公眾上落貨停車場的任何其他地方或空間進行保養，若未經署長事先書面同意，不得更改其佈局。

86. 批地文件特別條款第(61)(g)條規定，在批地文件約定的批租年期內，承授人須開放公眾上落貨停車場予所有公眾人士使用，並確保公眾上落貨停車場內所有上落客貨車位可供所有公眾人士用作車輛短期上落客貨，不論按小時或按運輸署署長書面批准的其他方式而毋須支付任何費用及收費及不受任何干擾。

87. 批地文件特別條款第(61)(j)條規定，在批地文件約定的批租年期內，承授人須在各方面按香港目前或任何時候生效的所有與公眾上落貨停車場有關的條例、附例及規例，自費維護、保養、維修、運作、經營及管理公眾上落貨停車場及其各個組成或相關部分，以達至運輸署署長滿意程度。

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

88. 有關「保留區域」的特別條款第(3)(a)、(4)(a)、(4)(b)、(4)(c)、(5)及(7)條，如上文D部所規定。

89. 有關「綠色區域」及「綠色區域構築物」的特別條款第(8)(a)、(8)(b)、(8)(c)、(9)及(11)條，如上文D部所規定。

90. 有關「黃色區域」、「黃色加黑點區域」及「黃色加黑色交叉斜線區域」的特別條款第(2)、(13)(a)、(13)(d)、(13)(e)、(13)(f)、(13)(g)(iv)、(13)(h)及(13)(j)條，如上文D部所規定。

91. 有關「非建築用地一」、「園景美化行人道」及「公眾休憩用地」的特別條款第(14)(a)、(14)(b)、(19)(a)(i)、(19)(b)、(19)(c)、(19)(d)、(19)(e)、(19)(f)、(20)(a)(i)、(20)(c)、(20)(d)、(20)(e)、(20)(f)及(20)(g)條，如上文D部所規定。

92. 有關「非建築用地二」的特別條款第(15)及(16)(a)條，如上文D部所規定。

93. 有關「政府設施物業」及「該等物件」的特別條款第(28)(a)、(35)(a)、(37)(a)、(38)(a)及(40)條，如上文D部所規定。

94. 有關「連接點」的特別條款第(22)(a)、(22)(c)、(22)(d)、(22)(f)、(22)(k)、(22)(l)及(22)(m)條，如上文D部所規定。

95. 有關「公眾旅遊車停車場」的特別條款第(60)(a)、(60)(b)、(60)(g)、(60)(j)及(60)(k)條，如上文D部所規定。

96. 有關「公眾上落貨停車場」的特別條款第(61)(a)、(61)(b)、(61)(g)及(61)(j)條，如上文D部所規定。

97. 批地文件特別條款第(21)條規定：

(a) 承授人須於2020年12月31日或之前或署長批准的其他延長期限，自費在附錄於批地文件的圖則上以粉紅色加黑點顯示的範圍內提供及建造美化市容地帶（統稱「**美化市容地帶**」）。美化市容地帶須按署長要求的方式、材料、設計、標準及規格構建、進行環境美化及種植樹木與灌木，以達至署長在各方面滿意程度。

(b) 除在事先取得署長書面同意的情況外，不得在美化市容地帶的地面或地面之上興建、建造、鋪設、安裝或放置建築物或構築物或建築物或構築物的支撐物或任何裝置（包括但不限於任何排水渠、水道、水路、污水渠、明渠、管道、電纜、電線及公用事業設施）。就特別條款第(21)條而言，署長就何謂地面所作出的決定為最終決定及對承授人具有約束力。

(c) 在批地文件約定的批租年期內，承授人須自費維修、保養、維持及管理美化市容地帶及其各個組成或相關部分，使其保持安全、清潔、井然、整齊、可使用及健康狀態，以達至署長在各方面滿意程度。

98. 批地文件特別條款第(23)條規定，承授人須發展該地段及在其上興建在各方面符合批地文件和香港現時或任何時候生效的所有與建築、衛生及規劃有關的條例、附例及規例的建築物，並須於2020年12月31日或之前建成及適宜佔用。

99. 批地文件特別條款第(25)條規定，未經署長事先書面同意，不得移走或干擾在該地段或毗連地方種植的樹木。署長在給予同意時可以對移植、代償性環境美化或補種施加他認為合適的條件。

100. 批地文件特別條款第(26)條規定：

(a) 承授人須自費向署長提交一份園景美化設計總圖以取得其批准，當中須顯示將於該地段內進行園景美化工程的位置、規劃及佈局，以符合特別條款第(26)條(b)款的規定。除非園景美化設計總圖已獲署長書面批准，且已就批地文件特別條款第(25)條有關樹木保育的建議給予同意（如有必要），否則不得在該地段或其任何部分展開地盤平整工程。

(b) ……

(c) 承授人須自費按照已批准的園景美化設計總圖在該地段進行園景美化，以達至署長在各方面滿意程度。未經署長事先書面同意，不得修訂、更改、改變、變更或取代已批准的園景美化設計總圖。

(d) 承授人其後須自費保持及保養園景美化工程，使其保持安全、清潔、井然、整齊及健康狀態，以達至署長在各方面滿意程度。

(e) 除了園景美化行人道及公眾休憩用地外，按照特別條款第(26)條進行園景美化的範圍須被指定為並構成批地文件特別條款第(50)(a)(v)條所指的公用地方之一部分。

101. 批地文件特別條款第(27)(h)條規定，該地段已建或擬建的住宅單位總數在任何時候不得少於700個。

102. 批地文件特別條款第(41)條規定：

(a) 承授人確認該地段內現時有一個巴士總站（「**現有總站**」）及若干輔助道路（「**該地段內現有輔助道路**」）。

(b) 在公共運輸交匯處建成並在各方面達至署長滿意程度下運作前，承授人：

(i) 須自費保養現有總站及使其適宜運作及使用，以達至運輸署署長在各方面滿意程度；及

(ii) ……

(c) 在現有輔助道路按照批地文件特別條款第(42)條所述的批准道路封閉建議封閉前，承授人：

(i) 須自費保養該地段內的現有道路及使其適宜運作及使用，以達至運輸署署長在各方面滿意程度，讓車輛和行人安全地往來；及

(ii) ……

103. 批地文件特別條款第 (44) 條規定：

(a) 承授人可於該地段內興建、建造及提供署長書面批准的康樂設施及其輔助設施（「**該等設施**」）。該等設施的種類、大小、設計、高度及規劃須經署長事先書面批准。

(b) 為了計算批地文件特別條款第(27)(c)及(27)(d)條分別規定的全部總樓面面積及總上蓋面積，在不抵觸批地文件特別條款第(73)(d)條的規定下，若按照特別條款第(44)條(a)款在該地段內提供的該等設施任何部分乃供該地段上已建或擬建的一或多幢住宅大廈的住客及其真正訪客共同使用和享用的，該等設施的該等部分不予計算在內。署長認為該等設施其餘並非作此用途的部分則須計算在內。

(c) 倘若該等設施的任何部分根據特別條款第(44)條(b)款獲豁免計入總樓面面積及上蓋面積之內（「**獲豁免設施**」）：

(i) 獲豁免設施須被指定為並構成批地文件特別條款第(50)(a)(v)條所指的公用地方之一部分；

(ii) 承授人須自費保養獲豁免設施，使其保持修葺良好堅固及狀況良好，並運作獲豁免設施，以達至署長滿意程度；及

(iii) 獲豁免設施只供該地段上已建或擬建的一或多幢住宅大廈住客及其真正訪客使用，任何其他人士不得使用。

104. 批地文件特別條款第(53)(a)條規定：

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

每個住宅單位面積	**提供住宅車位的數目**
少於40平方米	每18個住宅單位或其部分設置一個車位
不少於40平方米但少於70平方米	每11個住宅單位或其部分設置一個車位
不少於70平方米但少於100平方米	每5個住宅單位或其部分設置一個車位
不少於100平方米但少於160平方米	每2個住宅單位或其部分設置一個車位
不少於160平方米	每個住宅單位設置一個車位

(ii) ……

(iii) 如果該地段已建或擬建的任何一幢住宅單位大廈提供超過75個住宅單位，須按每幢該等住宅單位大廈設置五個車位的比率或署長批准的其他比率提供額外車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一或多座建築物的住宅單位住客的真正賓客、訪客或獲邀人士之車輛，但每幢該等住宅單位至少須提供三個車位。

105. 批地文件特別條款第(53)(b)條規定：

(i) 在該地段內須按以下比率（除非署長同意其他比率）提供車位，用作停泊車輛，以達至署長滿意程度：

(I) 在該地段已建或擬建的一或多座作辦公室用途的建築物的首15,000平方米總樓面面積中，每150平方米或其部分設置一個車位，而餘下作該用途的總樓面面積則為每200平方米或其部分設置一個車位；及

(II) 在該地段已建或擬建的一或多座作非工業用途（不包括倉庫、酒店、加油站、私人住宅及辦公室）的建築物的總樓面面積中，每200平方米或其部分設置一個車位。

106. 批地文件特別條款第(53)(c)條規定：

(i) 在按照特別條款第(53)條(a)及(b)款提供的車位中，承授人須按以下比率或署長同意的其他比率預留及指定車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例定義的傷殘人士的車輛：

(I) 根據特別條款第(53)條(a)(i)款提供的每200個車位或其中部分（若該部分超過100個車位）不少於一個車位（至少須保留及指定一個車位）；

(II) 根據特別條款第(53)條(b)(i)(I)款提供的每200個車位或其中部分（若該部分超過100個車位）不少於一個車位（至少須保留及指定一個車位）；

(III) 根據特別條款第(53)條(b)(i)(II)款提供的每200個車位或其中部分（若該部分超過100個車位）不少於一個車位（至少須保留及指定一個車位）；及

(IV) 根據特別條款第(53)條(a)(iii)款提供的車位中一個車位。

107. 批地文件特別條款第(53)(d)條規定：

(i) 在該地段內須按以下比率（除非署長同意其他比率）提供車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的電單車，以達至署長滿意程度：

(I) 根據特別條款第(53)條(a)(i)款須予提供的住宅車位總數的10%（「**住宅電單車車位**」）；

(II) 根據特別條款第(53)條(b)(i)(I)款須予提供的車位總數的10%；及

(III) 根據特別條款第(53)條(b)(i)(II)款須予提供的車位總數的10%；

但如果提供的車位數目是一個有小數點的數字，則須向上進位至下一個整數。

108. 批地文件特別條款第(54)(a)條規定：

(i) 在該地段內須按以下比率提供以下車位，用作貨車上落貨，以達至署長滿意程度：

(I) 按該地段已建或擬建的一或多座建築物每800個住宅單位或其部分設置一個裝卸車位的比率或署長批准的其他比率提供，但該地段已建或擬建的每幢住宅大廈至少須設置一個裝卸車位，該裝卸車位須位於每幢住宅大廈毗連地方或住宅大廈之內；

(II) 按該地段已建或擬建的一或多座作辦公室用途的建築物每3,000平方米總樓面面積或其部分設置一個車位的比率提供；及

(III) 按該地段已建或擬建的一或多座作非工業用途（不包括倉庫、酒店、加油站、私人住宅及辦公室）的建築物每1,200平方米總樓面面積或其部分設置一個車位的比率提供。

(ii) 提供一個路旁停車處用作車輛（包括計程車）上落乘客，以及提供另一個路旁停車處作小型巴士及救護車上落之用，兩者的形式、標準及位置均須符合署長的要求或批准。

109. 批地文件特別條款第(59)條規定，須向署長提交一份顯示將會按照批地文件特別條款第(53)及(54)條在該地段提供的所有車位、上落客貨車位及路旁停車處的佈局並已獲署長批准的圖則，或經一名認可人士（定義見《建築物條例》、據此訂立的任何規例及任何修訂法例）核證的圖則副本。在提交前不得進行任何影響該地段或其任何部分或其上已建或擬建的建築物或其任何部分的交易（但交還園景美化行人道及公眾休憩用地、轉讓政府設施物業、根據批地文件特別條款第(48)(c)條訂立的租賃協議或租約或該租賃協議或租約的協議，以及根據批地文件特別條款第(48)(d)條訂立的建築按揭或押記除外）。在已獲批准的圖則上顯示的該等車位、上落客貨車位及路旁停車處除用作其分別在批地文件特別條款第(53)及(54)條所列之用途外，不得作任何其他用途。承授人須按照該份已獲批准的圖則保養該等車位、上落客貨車位、路旁停車處及其他地方，且未經署長事先書面同意，不得對佈局作出改動。

110. 批地文件特別條款第(63)條規定：

(a) 如果該地段或任何政府土地現時或以往曾經為或因應該地段或其任何部分的構建、平整或發展而進行削土、移土或土地後移或堆積或堆填工程，或任何類型的斜坡整理工程，或承授人按批地文件的條件需進行的任何其他工程，或為了任何其他目的，不論有否經署長事先書面同意，承授人須自費進行及建造該等斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或現時或其後任何時候成為必要的其他工程，以便保護及支撐該地段及任何毗連或毗鄰政府土地或租用土地內的泥土，避免及防止今後發生任何泥土剝落、山泥傾瀉或土地下陷。承授人須在批地文件約定的批租期內自費保養該土地、斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或其他工程，使其保持修葺良好堅固及狀況良好，以達至署長滿意程度。

(b) 本特別條款第(63)條(a)款的任何規定不得影響政府在批地文件的條件的權利，尤其是批地文件特別條款第(62)條下的權利。

(c) 倘若承授人進行任何構建、平整、發展工程或任何其他工程或基於任何其他原因而在任何時候引致或引起任何泥土剝落、山泥傾瀉或土地下陷，不論是發生在或來自該地段或任何毗連或毗鄰的政府或租用土地的土地，承授人均須自費將其恢復原狀及修復以達至署長滿意程度，並且須就因此或由此而將會或可能提出、蒙受或招致的一切費用、收費、損害賠償、要求及申索，向政府、其代理及承辦商作出彌償並確保他們免責。

(d) 除批地文件中規定在違反批地文件任何條件時享有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、建造及保養上述的土地、斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或其他工程，或將任何泥土剝落、山泥傾瀉或土地下陷恢復原狀及修復。如果承授人在通知指明的期限內忽略或沒有遵從該通知以達至署長滿意程度，署長可立即執行和進行任何必要的工程，而承授人須應要求向政府償付有關的費用，連同任何行政與專業費用及收費。

111. 批地文件特別條款第(65)條規定，如果在發展或重建該地段或其任何部分時已安裝預應力地樁，承授人須在預應力地樁的整個服務期限內自費定期保養和監察預應力地樁，以達至署長滿意程度，並在署長不時絕對酌情要求時向署長提交所有該等監察工程的報告及資料。如果承授人忽略或未能進行要求的監察工程，署長可立即執行和進行該等監察工程，而承授人須應要求付還其開支給政府。

112. 批地文件特別條款第(66)條規定：

(a) 倘若來自該地段或受該地段任何發展項目影響的其他地方的泥土、廢石方、瓦礫、建築廢料或建築材料（「**廢物**」）被侵蝕、沖刷或傾倒到公共小巷或道路或排入道路暗渠、前灘或海床、污水渠、暴雨水渠、排水渠、明渠或其他政府物業（「**政府物業**」），承授人須自費清理該等廢物並且對政府物業所造成的任何損壞進行修復。承授人須對上述的侵蝕、沖刷或傾倒而造成私人物業的任何損壞或滋擾所產生的一切訴訟、索償及要求對政府作出彌償。

(b) 即使特別條款第(66)條(a)款有所規定，署長可以（但無義務）應承授人的要求在政府物業清理廢物並對政府物業所造成的任何損壞進行修復，而承授人須應要求向政府支付有關的費用。

113. 批地文件特別條款第(67)條規定：

(a) 承授人須於所有時候，特別是在進行建築、保養、翻新或維修工程（「**工程**」）時，採取或促使他人採取一切適當及充分的小心、技巧及預防措施，避免對該地段或其任何部分之上、上面、之下或毗連的任何政府或其他現有的排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置（「**服務設施**」）造成任何損壞。

(b) 承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施各方面的建議書，供其審批且必須在取得署長對工程及上述建議書作出的書面批准後，才能進行該等工程。承授人須自費履行署長在審批時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。

(c) 承授人須自費維修、修復及復原任何因工程對該地段或任何服務設施以任何方式引起的任何損壞、干擾或阻礙（除非署長另作選擇，明渠、污水渠、暴雨水渠或總水管須由署長進行修復，而承授人須應要求向政府支付該等工程的費用），以達至署長在各方面滿意程度。如果承授人未能對該地段或其任何部分或任何服務設施進行該等必要的改道、重鋪、維修、修復或恢復原狀工程，以達至署長滿意程度，署長可進行其認為必要的或任何該等改道、重鋪、維修、修復或恢復原狀工程，而承授人須應要求向政府支付該等工程的費用。

114. 批地文件特別條款第(68)條規定：

(a) 在署長認為必要時，承授人須自費建造及保養排水渠及渠道（不論在該地段邊界內或政府土地上），以便截斷及引導流入該地段的所有暴雨或雨水到最接近的河道、集水井、渠道或政府暴雨水渠，以達至署長滿意程度。

(b) 連接該地段的任何排水渠和污水渠至政府的暴雨水渠及污水渠（當已鋪設及啟用）的工程可由署長進行。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，以達至署長滿意程度。在此情況下，上述連接工程的任何一段若在政府土地內建造，必須由承授人自費保養，且承授人須應要求移交給政府，由政府自費負責日後的保養。承授人須應要求向政府支付有關上述連接工程的技術審查的費用。

F. 對買方造成負擔的租用條件

115. 批地文件特別條款第(17)條規定：

(a) (i) 除在得到署長事先書面同意的情況外，不得在以下顏色所顯示的排水保留區域之內、之上或之下興建或建造任何建築物或構築物或任何建築物或構築物的支撐物或地基：

(I) 附錄於批地文件的圖則上以粉紅色加黑色斜線和綠點顯示及標明為”D.R.1”的區域（以下簡稱「排水保留區域一」）；及

(II) 附錄於批地文件的圖則上以粉紅色加綠點顯示及標明為”D.R.2”的區域（以下簡稱「排水保留區域二」）。

(ii) 署長在給予本特別條款(a)(i)款的任何同意時，可施加其絕對酌情認為必要的任何條件（包括但不限於禁止在排水保留區域一或排水保留區域二之內，由香港主水平基準0米及以上起興建或建造任何建築物或構築物或任何建築物或構築物的支撐物或地基）。

(b) 在署長規定或授權下，政府、署長及獲其妥為授權的人員、承辦商、代理及其各自的工人（以下統稱「獲授權人士」）有權在所有時間攜同或不攜同工具、 設備、 機械或車輛， 不受限制地出入、來回及通過該地段，以便鋪設、視察、維修及保養經過、貫穿或藏於排水保留區域一及排水保留區域二之下的排水渠、污水渠、渠道、排水設施及所有其他服務設施（以下統稱「該等設施」）。任何可能妨礙進入或接觸該等設施或導致該等設施過度負荷的物品或物料（不論性質為何），均不得放置在排水保留區域一或排水保留區域二之內。倘若署長認為（其意見為最終決定及對承授人具有約束力）排水保留區域一及排水保留區域二之內有物品或物料可能妨礙進入或接觸該等設施或導致該等設施過度負荷，署長有權發出書面通知要求承授人自費拆卸或清除該等物品或物料，以及將排水保留區域一及排水保留區域二恢復原狀，以達至署長在各方面滿意程度。如果承授人在通知指明的期限內忽略或沒有遵從該通知或在出現緊急情況時，署長可進行其認為必要的清除、拆卸或恢復原狀工程，而承授人須應要求向政府支付該等工程的費用。

(c) 除了將其行使上述權利及權力挖掘的任何溝渠恢復原狀外，政府、署長及獲授權人士毋須因獲授權人士行使本特別條款(b)款賦予不受限制的出入、來回及通過權利和鋪設、視察、維修及保養該等設施所引起或附帶引起而對承授人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、署長或獲授權人士提出索償。

116. 批地文件特別條款第(18)條規定：

(a) 承授人確認於批地文件的日期，以下的區域存在部分132千伏特傳輸電纜、通訊電纜及關聯的電纜工程、構築物、設施或裝置（以下統稱「該等電纜」）：

(i) 在附錄於批地文件的圖則上以紫色線顯示之範圍內的該地段地面以下部分，並且標明為「電纜留用區」（該地段部分以下簡稱「地段內的電纜留用區」）；及

(ii) 在附錄於批地文件的圖則上以紫色線顯示之範圍內的黃色區域地面以下部分，並且標明為「電纜留用區」（該黃色區域部分以下簡稱「黃色區域內的電纜留用區」）。

(b) 承授人須自費確定該等電纜的範圍，且不得以任何方式拆卸、損壞或干擾該等電纜（署長就何謂損壞或干擾作出的決定為最終決定及對承授人具有約束力）。香港電燈有限公司（以下簡稱「港燈公司」）會將任何被拆卸、損壞或干擾的該等電纜恢復原狀、修復或糾正，費用由承授人承擔。承授人特此就或因承授人、其僱員、代理、工人及承辦商拆卸或損壞或干擾該等電纜而直接或間接引起的所有責任、索償、費用、要求、訴訟或其他法律程序，向政府、其人員、代理、承辦商、工人或其他獲妥為授權的人士作出彌償並確保其免責。

(c) 政府毋須因該等電纜的存在而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，而且承授人不得就或因該等電纜而直接或間接對該地段或黃色區域或承授人造成的任何損害、滋擾、煩擾、損失或傷害向政府提出任何索償。

(d) (i) 除在得到署長事先書面同意的情況外，不得在地段內的電纜留用區及黃色區域內的電纜留用區的地面或地面以上高度5.1米以內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物。

(ii) 不得在構成該等電纜一部分的任何電纜由環繞其外表面起量度的1.0米距離內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物或地基。

(iii) 就本特別條款而言，署長就何謂地面所作出的決定為最終決定及對承授人具有約束力。

(e) 在構成該等電纜一部分的任何電纜全部方向的3.0米距離內展開任何工程前，承授人須徵詢港燈公司意見，以確保任何該等工程不會損壞、干擾或危害該等電纜的安全運作（署長就前述各項作出的決定為最終決定）。若署長提出要求，承授人須自費採取港燈公司要求的預防措施以確保該等電纜的安全運作。

(f) 承授人須遵守當時生效及與該等電纜有關的所有條例、附例及規例，以及其任何修訂或替代法例。

(g) 承授人須自費遵守機電工程署署長及所有其他相關政府及法定機構就建造（包括所使用的物料）、維修及保養連接或接近該等電纜的建築物或構築物或該等建築物或該等構築物的任何部分的所有特別要求。

(h) (i) 為了進行該等電纜的測量、視察、維修、保養、改道、改善或發展工程，以及進行本特別條款(b)款之下的測量、視察、恢復原狀、修復及糾正工程或署長認為在地段內的電纜留用區或黃色區域內的電纜留用區或兩者之內必要的任何其他工程，承授人須准許署長、港燈公司及獲署長或港燈公司或兩者授權的人員、工人及承辦商：

(I) 在批地文件的批租年期內所有時間，出入、來回及通過該地段及其上已建或擬建的任何一或多座建築物；及

(II) 在承授人管有黃色區域或其任何部分的所有時間，出入、來回及通過黃色區域或其任何部分及在其上已建或擬建的任何一或多座構築物，

且可攜同或不攜同工具、車輛、機械或設備而毋須支付費用和收費及不受任何干擾。

(ii) 政府毋須因行使本特別條款(h)(i)款賦予的權利所引起或附帶引起而對承授人造成或令其蒙受的任何損失、損害、滋擾或干擾承擔責任，而且不得就任何該等損失、損害、滋擾或干擾向政府、港燈公司或獲政府、港燈公司或兩者授權的人員、工人及承辦商提出索償或異議。

117. 批地文件特別條款第(48)條規定，除了交還園景美化行人道及公眾休憩用地及轉讓政府設施物業外，當承授人在各方面達至署長滿意程度下符合批地文件所有條件前，除非已獲得署長事先書面同意，否則不得：

(a) 將該地段或其任何部分或其任何權益或在其上興建的任何建築物或其任何部分轉讓、放棄對其管有或以其他方式處置，或訂立任何有關的協議；

(b) ……

(c) 將該地段或在其上興建的任何建築物或其任何部分分租或訂立任何有關的協議，除非有關該地段或在其上興建的任何建築物或其任何部分的租賃協議或租約符合特別條款第(48)條(c)款的條款及條件；或

(d) 將該地段或其任何部分或其任何權益按揭或押記，但為開發之目的而按照批地文件的條件進行者除外，惟只能以建築按揭方式進行。

118. 批地文件特別條款第(57)條規定：

(a) 即使已遵守及符合批地文件的條件以達至署長滿意程度，住宅車位及住宅電單車車位不得：-

(i) 轉讓，除非：

(I) 連同賦予專有權使用及管有該地段已建或擬建的一或多座建築物的一或多個住宅單位之不分割份數一併轉讓；或

(II) 承讓的人士現時已擁有具專有權使用及管有該地段已建或擬建的一或多座建築物的一或多個住宅單位之不分割份數；

(ii) 分租（除非分租予該地段已建或擬建的一或多座建築物住宅單位的住客）。

但在任何情況下，該地段已建或擬建的一或多座建築物的任何一個住宅單位之業主或住客不可承讓或承租合共多於三個住宅車位和住宅電單車車位。

(b) 即使特別條款第(57)條(a)款有任何規定，承授人可以在取得署長事先書面同意下，將所有住宅車位和住宅電單車車位整體轉讓，但只可轉讓給承授人全資擁有的附屬公司。

(c) 特別條款第(57)條(a)款的規定不適用於該地段的整體轉讓、分租、按揭或押記。

附註：

1. 根據一封由地政總署港島東區地政處於2020年8月17日發出及登記在土地註冊處註冊編號為20090302240260的信件(「延展建築規約時限信件」)，批地文件下承批人完成該地段的開發、「保留區域」及「綠色區域」的平整工程及必要工程、興建「園景美化行人道」及「連接點」、提供「公眾休憩用地」、「美化市容地帶」、「政府設施物業」、「公衆旅遊車停車場」及「公眾上落貨停車場」之時限已由2020年12月31日延展至2021年6月30日。

2. 附於批地文件的圖則於「公共設施及公眾休憩用地的資料」部分內複製。

3. 請查閱批地文件及延展建築規約時限信件以了解全部詳情。完整的批地文件及延展建築規約時限信件可於售樓處開放時間內免費查閱，並且可在支付所需影印費用後取得批地文件及延展建築規約時限信件的副本。

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

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

1. The "Reserved Area" and "Reserved Area Structures" as referred to in Special Condition No. (3)(a) and Special Condition No. (4)(a)(i)(II) of the Conditions of Sale No.20173 (the "**Land Grant**") respectively.

2. The "Green Areas" and "Green Areas Structures" as referred to in Special Condition No. (8)(a)(i)(I) and Special Condition No. (8)(a)(i)(II) of the Land Grant respectively.

3. The "Yellow Area", the "Yellow Stippled Black Area" and the "Yellow Cross-hatched Black Area" as referred to in Special Condition No. (2) and Special Condition No.13(a) of the Land Grant.

4. The "Non-Building Area 1", the "Landscaped Walkway" and the "Public Open Space" as referred to in Special Condition No. (14)(a), Special Condition No. (19)(a)(i) and Special Condition No. (20)(a)(i) of the Land Grant respectively.

5. The "Non-Building Area 2" as referred to in Special Condition No. (15) of the Land Grant.

6. The "Government Accommodation" and the "Items" as referred to in Special Condition No. (28)(a) and Special Condition No. (40)(a) of the Land Grant respectively.

7. The "Connection Points" as referred to in Special Condition No. (22)(a)(ii) of the Land Grant.

8. The "Public Coach Park" as referred to in Special Condition No. (60)(a) of the Land Grant.

9. The "Public Loading and Unloading Park" as referred to in Special Condition No. (61)(a) of the Land Grant.

10. The general public has the right to use the facilities and those parts of the land mentioned in paragraphs A3, A5, A7, A8 and A9 above in accordance with the Land Grant.

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

11. The "Non-Building Area 2" as referred to in Special Condition No. (15) of the Land Grant.

12. The "Items" as referred to in Special Condition No. (40) of the Land Grant.

13. The "Connection Points" as referred to in Special Condition No. (22)(a)(ii) of the Land Grant.

14. The "Public Coach Park" as referred to in Special Condition No. (60)(a) of the Land Grant.

15. The "Public Loading and Unloading Park" as referred to in Special Condition No. (61)(a) of the Land Grant.

16. The facilities mentioned in section B above are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase.

17. The owners of the residential properties in the Phase are required to meet a proportion of the expense of managing, operating or maintaining the facilities mentioned under section B above through the management expenses apportioned to the residential properties concerned.

    Remarks :
    Pursuant to the DMC, the expense of managing, operating or maintaining the facilities mentioned in paragraphs B11 and B14 above shall be borne by the owner of the Commercial Accommodation.

C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase

18. Not applicable.

D. Any part of the land (on which the Phase 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).

19. Not applicable.

E. Plans that show the location of those facilities and open spaces, and those parts of the land, mentioned in Sections A and B above

20. Please refer to the Plans 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

21. Please refer to Section D under the Summary of Land Grant.

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

Unless otherwise defined, capitalised terms below have the meaning given to them under the Deed of Mutual Covenant and Management Agreement ("**DMC**") of the Development.

Definitions

"**Cables**" means collectively some 132kV transmission cables and communication cables and the associated cable works, structures, facilities or installations (i) below the ground level of the Cable Reserve within the lot and (ii) below the ground level of the Cable Reserve within the Yellow Area.

"**Cable Reserve within the Yellow Area**" means collectively those parts of the Yellow Area falling within the purple lines shown on the plan annexed to the Conditions and thereon marked "CABLE RESERVE".

"**Commercial Carpark (Phase 1B)**" means those parts of the Commercial Accommodation (Phase 1B) comprising, amongst others, the Public Coach Park.

"**Common Areas and Facilities**" means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Residential Carpark Common Areas and Facilities, (upon execution of the Sub-Deed(s) in respect of the Commercial Accommodation) the Commercial Common Areas and Facilities and the Commercial Carpark 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).

"**Connection Points**" means collectively:

(a) such supports and connections within the Lot and the building or buildings erected or to be erected thereon to receive, connect and support the Proposed Subway provided and constructed pursuant to Special Condition No. (22)(a)(i) of the Conditions; and

(b) a pedestrian passageway within the Lot and the building or buildings erected or to be erected thereon to link up the Proposed Subway and the Landscaped Walkway (as defined in Special Condition No.(19)(a)(i) of the Conditions) provided and constructed pursuant to Special Condition No. (22)(a)(ii) of the Conditions,

so that the Proposed Subway, if constructed, can be connected to the Lot or any building or buildings erected thereon and pedestrian access to and from the Landscaped Walkway (as defined in Special Condition No.(19)(a)(i) of the Conditions) and the North Point Mass Transit Railway Station can be gained over the Connection Points.

"**Development Common Areas and Facilities**" means and includes those parts of the Development in Phase 1 which are intended for common use and benefit of the Development including the Public Loading and Unloading Park and such parts of the Items in Phase 1.

"**Government Accommodation**" shall have the same meaning as defined in Special Condition No.(28)(a) of the Conditions comprising:

(a) the Public Transport Interchange (as defined in Special Condition No.(28)(a)(i) of the Conditions);

(b) the Public Toilet (as defined in Special Condition No.(28)(a)(ii) of the Conditions);

(c) the Integrated Family Service Centre (as defined in Special Condition No.(28)(a)(iii) of the Conditions);

(d) the Special Child Care Centre cum Early Education and Training Centre (as defined in Special Condition No.(28)(a)(iv) of the Conditions);

(e) the District Support Centre (as defined in Special Condition No.(28)(a)(v) of the Conditions);

(f) the Day Care Centre for the Elderly (as defined in Special Condition No.(28)(a)(vi) of the Conditions); and

(g) the Community Hall (as defined in Special Condition No.(28)(a)(vii) of the Conditions);

(including light fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with the Conditions, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on all Owners) which are (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Grey on the plans certified by the Authorized Person and annexed to the DMC or to any Sub-Deed(s).

"**Items**" has the meaning as defined in Special Condition No. (40)(a) of the Conditions namely:

(a) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(b) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;

(c) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development;

(d) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(e) all other common parts and facilities serving the Government Accommodation and the remainder of the Development.

"**Non-Building Area 1**" means the Non-Building Area 1 referred to in Special Condition No.(14)(a) of the Conditions and is shown coloured pink hatched black and pink hatched black stippled green on the plan annexed to the Conditions.

"**Non-Building Area 2**" means the Non-Building Area 2 referred to in Special Condition No.(15) of the Conditions and is shown edged blue on the plan annexed to the Conditions.

"**Proposed Subway**" means the proposed subway which is proposed to be constructed pursuant to Special Condition No.(22)(a)(i) of the Conditions.

"**Public Coach Park**" means the public coach park erected, constructed and provided at Basement 1 Floor of the Development pursuant to Special Condition No. (60)(a) of the Conditions, which is (in so far as it is capable of being shown on plans) for the purposes of identification only shown coloured Red Hatched Black on the Basement 1 Floor Plan certified by Authorized Person and annexed to the DMC.

"**Public Loading and Unloading Park**" means the public loading and unloading park erected, constructed and provided in the Development pursuant to Special Condition No. (61)(a) of the Conditions.

"**Yellow Area**" means the area shown coloured yellow on the plan annexed to the Conditions.

Clause 8

Obligations of the Owner of the Government Accommodation

Unless otherwise specified in the DMC, The Financial Secretary Incorporated ("FSI") as the Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation (excluding the Items) only but not the remainder of the Development nor any areas, facilities and services outside the Development.

Clause 9

Rights and obligations of the Owner of the Public Coach Park

(a) All the parking spaces within the Public Coach Park shall be made available to members of the public at all times for short-term parking of coaches, on hourly, daily or monthly basis or on such other basis as may be approved in writing by the Commissioner for Transport.

(b) The Public Coach Park shall not be used for any purpose other than for the parking of coaches licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Coach Park shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) The Owner of the Public Coach Park shall not assign, mortgage, charge, demise, underlet or part with the possession of or otherwise dispose of the Public Coach Park except as a whole provided that the Owner may underlet the parking spaces in the Public Coach Park subject to the conditions provided in sub-clauses (a) and (b) above.

(d) The Owner of the Public Coach Park shall at all times uphold, maintain, repair, operate, conduct and manage at his own expense the Public Coach Park and everything forming a portion of or pertaining to it and in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle parking which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

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

Clause 17

Preparation of annual budget by Manager

The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed). The annual budget shall be in the following parts:

(a) The first part ("**Development Common Budget**") shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Development and the Development Common Areas and Facilities, including:

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

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

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

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

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

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

(xvii) the cost and expense of upholding, repairing, maintaining and managing the Public Loading and Unloading Park; and

(xix) the costs of maintaining, repairing and operating the Items and any other parts of the Government Accommodation specified in the maintenance schedule agreed from time to time with the Owner of the Government Accommodation.

Clause 19

Calculation and payment of management expenses and annual budget

(a) The amount of the monthly or other contributions payable by each Owner shall be specified and demanded by the Manager from time to time by notice in writing PROVIDED THAT for the avoidance of doubt, no contributions shall be payable in respect of the Undivided Shares allocated to the Common Areas and Facilities and the Government Accommodation save and except provided under proviso (d) of this Clause 19;

Proviso (b) of Clause 19

FSI as the Owner of the Public Transport Interchange and the Public Toilet shall not be liable to contribute to any management and maintenance charges incurred by the Manager in the management and maintenance of the remainder of the Development and in particular shall not be liable for payment of any management and maintenance charges whatsoever incurred in respect of the Common Areas and Facilities, including the Items.

Proviso (c) of Clause 19

FSI as the Owner of the Public Transport Interchange and the Public Toilet shall not be liable for any payment of capital equipment fund, insurance premium, Special Fund, debris removal fee or payment of a like nature.

Proviso (d) of Clause 19

FSI as the Owner of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall shall be liable for payment of the management and maintenance charges only in respect of facilities or services which actually serve the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall or are used by the occupier thereof, his servants, contractors, agents or visitors Provided however that the liability of FSI shall be as determined by the Government Property Administrator of the Government Property Agency ("GPA") or person nominated by the Director for this purpose and in any event shall not exceed the proportion of the management and maintenance charges which the gross floor area of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall bears to the gross floor area of all the buildings erected or to be erected on the Lot and shall only commence from the date of the Assignment or the date of taking over of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall, whichever is the earlier and Provided further that FSI shall incur no liability for payment of any management and maintenance charges unless and until the amount of the same shall have first been approved in writing by the GPA or person nominated by the Director for this purpose.

Proviso (e) of Clause 19

FSI as the Owner of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall shall have no liability for any contribution towards any management and maintenance charges for any other part of the Development (whether Common Areas and Facilities or otherwise) or for the provision of facilities or services which do not, in the opinion of the GPA or person nominated by the Director for this purpose, directly serve or otherwise directly benefit the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall.

Proviso (f) of Clause 19

FSI as the Owner of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall shall not be liable for any payment of :-

(i) management deposits referred to in Clause 23(a);

(ii) Special Fund save and except provided in Clause 22(d);

(iii) insurance premium in respect of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall;

(iv) debris removal fee referred to in Clause 23(c); and

(v) penalty charges on late payment of management and maintenance charges;

or payment of a like nature.

Clause 21

Exclusion from management expenses

Notwithstanding anything contained in the DMC and for the avoidance of any doubt, the management expenses payable by the Owners in accordance with the DMC or any relevant Sub-Deed(s) shall not include :-

(a) Any sum attributable or relating to the cost of completing the construction of the Development or any part thereof or any of the Common Areas and Facilities therein or the Government Accommodation incurred prior to the date of the DMC all of which sums shall be borne solely by the First Owner (which expression shall for the purpose of this Clause exclude its assigns);

Clause 40

Powers, functions and obligations of Manager

The management of the Lot, the Development (other than the Government Accommodation) 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 12 and each Owner hereby irrevocably APPOINTS the Manager as agent for all Owners in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of the DMC and to enforce and carry into effect all provisions of the DMC subject to the Building Management Ordinance (Cap.344). In addition to the other powers expressly provided in the DMC, 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, the Development (other than the Government Accommodation) and the management thereof including:

(fff) to undertake upon the request of the Owner of the Government Accommodation the maintenance of the Government Accommodation Services whereupon the Owner of the Government Accommodation will reimburse the Manager for the costs expended in carrying out such maintenance on condition that the maintenance will not be carried out until the Manager has submitted to the Owner of the Government Accommodation an estimate of costs together with supporting documents and any other relevant information that the Owner of the Government Accommodation considers necessary, and the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance work to be carried out by the Manager;

(ggg) Subject to Clause 78, to maintain, manage and keep in good repair and condition the Items;

(jjj) Except with the prior written consent of the Director in accordance with the Conditions, to prohibit any building or structure or support for any building or structure to be erected or constructed within the Non-Building Area 1 except (i) the Public Open Space (as defined in Special Condition No. (20)(a)(i) of the Conditions) (including the Landscaped Walkway (as defined in Special Condition No.(19)(a)(i) of the Conditions)); and (ii) a basement floor or floors to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof;

(kkk) Except with the prior written consent of the Director in accordance with the Conditions, to prohibit any building or structure or support for any building or structure to be erected or constructed within the Non-Building Area 2 except a basement floor or floors to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof;

(lll) To permit all members of the public for all lawful purposes to pass and repass on foot or by wheelchair along, to, from, through and over the Non-Building Area 2 free of cost and charges and without any interruption;

(nnn) Except with the prior written consent of the Director in accordance with the Conditions, to prohibit any building or structure or support for any building or structure to be erected or constructed at the ground level or within a height of 5.1 metres above the ground level of the Cable Reserve within the lot and the Cable Reserve within the Yellow Area;

(qqq) To upkeep, maintain, repair and manage the Connection Points in good and substantial repair and condition to the satisfaction of the Director;

(uuu) To keep the Public Loading and Unloading Park open for use by all members of the public and shall ensure that all the loading and unloading spaces within the Public Loading and Unloading Park are made available to all members of the public for short-term loading and unloading of vehicles on hourly basis or such other basis as may be approved in writing by the Commissioner for Transport, at all times free of costs and charges and without any interruption;

(vvv) To prohibit the Public Loading and Unloading Park to be used for any purpose other than for the loading and unloading of vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Loading and Unloading Park shall not be used for the storage, display or exhibiting of vehicles for sale or otherwise or for the provision of car cleaning and beauty services; and

(www) To uphold, maintain, repair, operate, conduct and manage the Public Loading and Unloading Park and everything forming a portion of or pertaining to it in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle loading and unloading parks which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

Clause 50

Establishment of Owners' Committee

(a) As soon as practicable but not later than nine (9) months from the date of the DMC, the Manager shall convene a meeting of the Owners (and to call further and subsequent meetings if required) to establish an Owners' Committee and appoint a chairman thereof or to appoint a management committee for the purpose of forming an Owners' Corporation under the Building Management Ordinance (Cap.344). The Owners' Committee shall consist of nine (9) members, provided that:-

(iv) one (1) member shall be elected from the Owner(s) of the Government Accommodation to represent them in the Owners' Committee.

Clause 59

Resolutions

(d) No resolution of the Owners' Committee should adversely affect the use, operation, maintenance and management of the Government Accommodation or any part thereof.

Clause 78

Indemnity by Owners (excluding FSI as the Owner of the Government Accommodation)

All Owners of the Development (excluding FSI as the Owner of the Government Accommodation) shall indemnify and keep indemnified the Government and FSI (as the Owner of the Government Accommodation) against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Owners (excluding FSI as the Owner of the Government Accommodation) or the Manager to manage and maintain the Items.

Clause 79

FSI as Owner of the Government Accommodation exempted from using nominated contractor

Notwithstanding any express provision contained in the DMC, FSI as the Owner of the Government Accommodation shall be exempted from using the maintenance or service contractors nominated by the other Owners or the Manager.

Part A of the Second Schedule

4. Rights, Privileges and Easements applicable to FSI as Owner of the Government Accommodation

(a) Notwithstanding any provisions contained in the DMC, FSI, its lessees, tenants, licensees, and persons authorized by it and the Owners or occupiers for the time being of the Government Accommodation shall have the following rights privileges and easements :-

(i) the right of shelter, support and protection for the Government Accommodation;

(ii) the right at all times of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term of the Conditions laid on or running through any part of the Lot and any part of the Development;

(iii) the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation (the "**Government Accommodation Services**") at any time at its absolute discretion without having to obtain the approval or consent of other Owners or the Manager without any charge by the Owners PROVIDED THAT proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Lot and serving all those parts of the Development on the Lot other than the Government Accommodation;

(iv) the right to go, pass and repass over and along and to use the Common Areas and Facilities in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of the Common Areas and Facilities;

(v) the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without vehicles, plant, equipment, material and machinery to enter upon the Lot or any part of the Development for the purpose of extending or carrying out maintenance, repair, addition and alteration works to the Government Accommodation or any part thereof and maintenance, repair, alteration, diversion, variation, relaying and reinstatement works to the Government Accommodation Services or any part thereof;

(vi) of free and uninterrupted rights of way to and from the Government Accommodation or any part thereof as may be required by the Director;

(vii) the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Lot or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;

(viii) the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on in or to the roof slabs, walls and other structural elements of the Government Accommodation;

(ix) the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the same and the related right of access over the Lot or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material; and

(x) such other rights privileges and easements as may be deemed necessary or desirable by the Director;

PROVIDED ALWAYS that the exercise of the easements, rights and privileges reserved in this Clause 4(a) shall not be subject to any permission, approval or consent of the Manager.

(b) The right of the Government or FSI to alter or vary at any time the use of the Government Accommodation without having to obtain any approval or consent of other Owners or the Manager.

Part B of the Second Schedule

The following are the rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his premises is held:

(e) Right of members of the public over the Non-Building Area 2

The right of members of the public, for all lawful purposes, at all times free of cost and charges and without any interruption to pass and repass on foot or by wheelchair along, to, from, through and over the Non-Building Area 2 in accordance with Special Condition No. (16)(a) of the Conditions.

(f) Right of members of the public over the Connection Points

When the Proposed Subway is in existence, the right of members of the public for all lawful purposes, freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Connection Points in accordance with Special Condition No.(22)(d) of the Conditions, save and except that in the event of emergency, the Connection Points or any part thereof may be closed temporarily for the purpose of maintenance and/or repair of the Connection Points.

Clause 43 of the Third Schedule

Non-Building Area 1

Except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed within the Non-Building Area 1 except (i) the Public Open Space (as defined in Special Condition No. (20)(a)(i) of the Conditions) (including the Landscaped Walkway (as defined in Special Condition No.(19)(a)(i) of the Conditions)); and (ii) a basement floor or floors to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof.

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

Clause 44 of the Third Schedule

Non-Building Area 2

(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed within the Non-Building Area 2 except a basement floor or floors to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof.

(b) The Owners shall at all times permit all members of the public for all lawful purposes to pass and repass on foot or by wheelchair along, to, from, through and over the Non-Building Area 2 free of cost and charges and without any interruption.

Clause 46 of the Third Schedule

Cables

(b) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed at the ground level or within a height of 5.1 metres above the ground level of the Cable Reserve within the lot and the Cable Reserve within the Yellow Area.

Clause 48 of the Third Schedule

Connection Points

When the Proposed Subway is in existence, the Owners shall permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Connection Points and for such purpose, to have ingress, egress or regress to, from and through the Lot and any building or buildings erected or to be erected thereon, save and except that in the event of emergency, the Connection Points or any part thereof may be closed temporarily for the purpose of maintenance and/or repair of the Connection Points.

Clause 53 of the Third Schedule

Public Loading and Unloading Park

The Public Loading and Unloading Park shall not be used for any purpose other than for the loading and unloading of vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Loading and Unloading Park shall not be used for the storage, display or exhibiting of vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 第20173號賣地條件（「**批地文件**」）的特別條款第(3)(a)條及特別條款第(4)(a)(i)(II)條分別所指的「保留區域」及「保留區域構築物」。

2. 批地文件特別條款第(8)(a)(i)(I)條及特別條款第(8)(a)(i)(II)條分別所指的「綠色區域」及「綠色區域構築物」。

3. 批地文件特別條款第(2)條及特別條款第(13)(a)條所指的「黃色區域」、「黃色加黑點區域」及「黃色加黑色交叉斜線區域」。

4. 批地文件特別條款第(14)(a)條、特別條款第(19)(a)(i)條及特別條款第(20)(a)(i)條分別所指的「非建築用地一」、「園景美化行人道」及「公眾休憩用地」。

5. 批地文件特別條款第(15)條所指的「非建築用地二」。

6. 批地文件特別條款第(28)(a)條及特別條款第(40)(a)條分別所指的「政府設施物業」及「該等物件」。

7. 批地文件特別條款第(22)(a)(ii) 條所指的「連接點」。

8. 批地文件特別條款第(60)(a)條所指的「公眾旅遊車停車場」。

9. 批地文件特別條款第(61)(a)條所指的「公眾上落貨停車場」。

10. 公眾有權按照批地文件使用上述A3段、A5段、A7段、A8段及A9段提及之該等設施及土地中的該等部分。

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

11. 批地文件特別條款第(15)條所指的「非建築用地二」。

12. 批地文件特別條款第(40)條所指的「該等物件」。

13. 批地文件特別條款第(22)(a)(ii)條所指的「連接點」。

14. 批地文件特別條款第(60)(a)條所指的「公眾旅遊車停車場」。

15. 批地文件特別條款第(61)(a)條所指的「公眾上落貨停車場」。

16. 就上述B部分提及的設施按規定須由期數中的住宅物業的擁有人出資管理、營運或維持。

17. 期數中的住宅物業的擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持上述B部分提及的設施的部分開支。

    備註 ：
    根據公契，於上述B11及B14段提及之各項設施的管理、營運或維持開支須由商業物業業主負責。

C. 根據批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

18. 不適用。

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

19. 不適用。

E. 顯示上述A部分及B部分提及的設施及休憩用地及土地中的該等部分的位置的圖則

20. 請參閱在本節最後部分的圖則。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

21. 請參閱批地文件的摘要D部。

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

除另有定義外，以下詞語具有發展項目的公共契約及管理協議（「**公契**」）中賦予的含意。

定義

「**該等電纜**」合指(i)地段內的電纜留用區的地面以下及(ii)黃色區域內的電纜留用區的地面以下的大約132千伏特傳輸電纜、通訊電纜及關聯的電纜工程、構築物、設施或裝置。

「**黃色區域內的電纜留用區**」合指黃色區域在附錄於賣地條件的圖則上以紫色線顯示內的部分，並且標明為「電纜留用區」。

「**商用停車場(第1B期)**」是指商業物業(第1B期)的部分，其中包括公眾旅遊車停車場。

「**公用地方及設施**」合指發展項目公用地方及設施、住宅公用地方及設施、住宅停車場公用地方及設施、(於就商業物業的分公契簽立後)商業公用地方及設施和商用停車場公用地方及設施，以及在任何分公契中指定為公用地方及設施的發展項目所有有關部分及設施。

「**連接點**」是以下各項的統稱：

(a) 該地段及該地段上已建或擬建的一或多幢建築物內的支撐物及連接物，用以接收、連接及支撐根據賣地條件特別條款第(22)(a)(i)條提供及建造的擬建地下通道；及

(b) 該地段及該地段上已建或擬建的一或多幢建築物內的一條行人通道，用以連接根據賣地條件特別條款第(22)(a)(ii)條提供及建造的擬建地下通道及園景美化行人道（在賣地條件特別條款第(19)(a)(i)條定義），

以便擬建地下通道落成後可連接至該地段或該地段上興建的任何一或多幢建築物，以及讓行人從連接點往返園景美化行人道（在賣地條件特別條款第(19)(a)(i) 條定義）及北角港鐵站。

「**發展項目公用地方及設施**」是指及包括在發展項目期數一當中擬供發展項目共用及享用的部分，包括公眾上落貨停車場及期數一中的該等物件部分。

「**政府設施物業**」具有賣地條件特別條款第(28)(a)條定義中的相同含意，包括：

(a) 公共運輸交匯處（在賣地條件特別條款第(28)(a)(i)條定義）；

(b) 公廁（在賣地條件特別條款第(28)(a)(ii)條定義）；

(c) 綜合家庭服務中心（在賣地條件特別條款第(28)(a)(iii)條定義）；

(d) 特殊幼兒中心連早期教育及訓練中心（在賣地條件特別條款第(28)(a)(iv)條定義）；

(e) 區域支援中心（在賣地條件特別條款第(28)(a)(v)條定義）；

(f) 長者日間護理中心（在賣地條件特別條款第(28)(a)(vi)條定義）；及

(g) 社區會堂（在賣地條件特別條款第 (28)(a)(vii) 條定義）；

（包括照明裝置、通風機、抽風管道系統及路面或樓面，但不包括按照賣地條件條款的規定，並非專為其提供服務並獲署長批准的升降機、扶手電梯、樓梯、機械、設備及其他設施、及包括牆壁、支柱、樑、天花、天台板、行車道或地台板及任何其他結構項件），連同署長單獨酌情決定（其決定為最終決定及對所有業主具有約束力）為其專屬的任何其他地方、設施及裝置，其位置（若可在圖則上顯示）在附錄於公契或任何分公契的圖則上用灰色顯示僅作識別之用並經由認可人士核證。

「**該等物件**」具有賣地條件特別條款第(40)(a)條定義的含意，即：

(a) 政府設施物業的外部裝修物料及在政府設施物業、其中、周圍、其內、其上及其下的所有牆壁、支柱、樑、天花、天台板、行車道或地台板及任何其他結構項件；

(b) 所有服務政府設施物業及發展項目其餘部分的升降機、扶手電梯及樓梯；

(c) 所有構成服務政府設施物業及發展項目其餘部分的系統之一部分的屋宇裝備裝置、機器及設備（包括但不限於可攜或不可攜式消防裝置及設備）；

(d) 政府設施物業下的所有結構板及其內及其下的排水系統；及

(e) 所有其他服務政府設施物業及發展項目其餘部分的公用部分和設施。

「**非建築用地一**」是指賣地條件特別條款第(14)(a)條所指的非建築用地一，並在附錄於賣地條件的圖則上以粉紅色加黑色斜線及粉紅色加黑色斜線和綠點顯示。

「**非建築用地二**」是指賣地條件特別條款第(15)條所指的非建築用地二，並在附錄於賣地條件的圖則上以藍色邊顯示。

「**擬建地下通道**」是指擬根據賣地條件特別條款第(22)(a)(i)條興建的擬建地下通道。

「**公眾旅遊車停車場**」是指根據賣地條件特別條款第(60)(a)條的規定，在發展項目第一層地庫興建、建造及提供的公眾旅遊車停車場，其位置（若可在圖則上顯示）在附錄於公契的圖則上用紅色加黑色斜線顯示僅作識別之用並經由認可人士核證。

「**公眾上落貨停車場**」是指根據賣地條件特別條款第(61)(a)條的規定，在發展項目興建、建造及提供的公眾上落貨停車場。

「**黃色區域**」是指在附錄於賣地條件的圖則上以黃色顯示的區域。

第8條

政府設施物業業主的義務

除公契另有規定外，作為政府設施物業業主的財政司司長法團只負責政府設施物業（該等物件除外）的保養及管理，毋須負責發展項目餘下部分及發展項目以外任何地方、設施和服務。

第9條

公眾旅遊車停車場業主的權利與義務

(a) 須於所有時候向所有公眾人士提供公眾旅遊車停車場內所有車位用作旅遊車短期停泊，不論按小時、按日或按月或按運輸署署長書面批准的其他方式。

(b) 公眾旅遊車停車場除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的旅遊車外，不得用作任何其他用途，公眾旅遊車停車場尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

(c) 公眾旅遊車停車場業主不得將公眾旅遊車停車場轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置，除非整體地進行轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置，但公眾旅遊車停車場業主可根據上述(a)及(b)款規定的條款分租公眾旅遊車停車場的車位。

(d) 公眾旅遊車停車場業主須於所有時候在各方面按照香港目前或任何時候生效的所有與公共車輛停泊有關的條例、附例及規例，自費維護、保養、維修、運作、經營及管理公眾旅遊車停車場及其各個組成或相關部分，以達至運輸署署長滿意程度。

第17條

管理人製作周年預算

管理人須在諮詢業主委員會（若已成立）後製作下一年度的周年預算。周年預算須包括以下各部分：

(a) 第一部分（「**發展項目公用部分預算**」）須包括管理人為了全體業主的利益或為了恰當地管理發展項目和發展項目公用地方及設施而認為必須動用的一切開支，包括：-

(i) 保養、運作、維修和清潔所有發展項目公用地方及設施及其照明，以及為發展項目公用地方及設施提供及運作緊急發電機和照明；

(ii) 在發展項目公用地方及設施栽種、灌溉和保養草坪、花槽及園景區；

(iii) 所有服務發展項目公用地方及設施的電力、煤氣、供水、電話及其他公用事業設施的費用；

(iv) 為發展項目提供保安護衛服務以及僱用管理員、看更、清潔工人、升降機操作員與服務員及其他負責發展項目公用地方及設施管理和行政工作的職工的費用；

(viii) 為公用地方及設施、各單位購買保險，該等保險須按十足的新重置價值購買，尤其是針對火災或其他危險及/ 或風險及管理人造成的損失或損毀、針對第三者或公共及/ 或佔用人法律責任或僱員補償風險或管理人認為必要的任何其他保險；

(xii) 就發展項目公用地方及設施所產生的所有費用；

(xvii) 維護、維修、保養及管理公眾上落貨停車場的費用及開支；及

(xix) 保養、維修及運作該等物件，以及在與政府設施物業業主不時協定的任何保養時間表中指明的政府設施物業任何其他部分的費用及開支。

第19條

計算及支付管理開支和周年預算

(a) 管理人應不時發出書面通知指定和要求每名業主繳付其應攤付的每月管理開支或其他攤付款項。為免存疑，除第19條但書(d)規定外，公用地方及設施和政府設施物業之不可分割份數毋須攤付任何上述供款；

第19條但書(b)

作為公共運輸交匯處及公廁業主的財政司司長法團，毋須分擔管理人為了保養及管理發展項目餘下部分所產生的任何保養及管理費用，尤其是毋須支付任何就公用地方及設施（包括該等物件）所產生的保養及管理費用。

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

第19條但書(c)

作為公共運輸交匯處及公廁業主的財政司司長法團，毋須支付任何資本設施基金、保險費、特別基金、泥頭清理費或類似性質的付款。

第19條但書(d)

作為綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂擁有人的財政司司長法團，只負責支付實際服務綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂或其佔用人、其傭僕、承辦商、代理或訪客使用的設施或服務的保養及管理費用，但財政司司長法團的責任須由政府產業署或署長就此目的而提名的人士決定，而且在任何情況下不得超過綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂的總樓面面積在該地段上已建或擬建的一或多座建築物的總樓面面積中所佔比例的保養及管理費用，並且由轉讓契的日期或接收綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂的日期（以較早日期為準）才開始，且除非及直至政府產業署或署長就此目的而提名的人士已經以書面方式批准該筆金額，否則財政司司長法團無責任支付任何保養及管理費用。

第19條但書(e)

作為綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂擁有人的財政司司長法團，毋須分擔發展項目任何其他部分（不論是公用地方及設施或其他）或政府產業署或署長就此目的而提名的人士認為並非直接服務或直接惠及綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂而提供的設施或服務的任何保養及管理費用。

第19條但書(f)

作為綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂擁有人的財政司司長法團，毋須支付：-

(i) 第23(a)條所指的管理費按金；

(ii) 特別基金，但第22(d)條有所規定者除外；

(iii) 有關綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂的保險費；

(iv) 第23(c)條所指的泥頭清理費；及

(v) 遲繳管理及保養費用的罰款；

或類似性質的付款。

第21條

不計入管理開支之項目

儘管公契另有規定，為免存疑，公契或任何相關分公契訂明業主應繳的管理開支並不包括以下項目：

(a) 關於或關乎完成發展項目或其任何部分或該處任何公用地方及設施或政府設施物業建築工程而在公契訂立日前招致之費用。此等費用由「第一業主」(於本條「第一業主」之釋義不包括其受讓人）獨力承擔；

第40條

管理人的權力、職能及義務

管理人負責該地段及發展項目（政府設施物業除外）的管理，其最初任期不超過兩(2)年，其後續任至根據第12條的規定終止。每名業主特此不可撤銷地委任管理人為全體業主之代理人，處理涉及公用地方及設施且按照公契條文妥為授權的任何事宜，以在《建築物管理條例》（香港法例第344章）條文的規限下，執行公契的所有條文並令其生效。除公契明確規定的其他權力外，管理人有權就或關乎該地段及發展項目（政府設施物業除外）的管理事宜，採取及辦理其認為必要或適當的所有行動及事項，包括：-

(fff) 在政府設施物業業主要求時，對政府設施物業服務進行保養，而政府設施物業業主將會向管理人補還進行該保養所產生的開支，但管理人須已向政府設施物業業主提交成本預算，並連同支持文件和政府設施物業業主認為必要的任何其他相關資料，且政府設施物業業主已書面批准該成本預算和管理人擬進行的保養工程後才可進行該保養工程；

(ggg) 在第78條的規限下，保養、管理及保持該等物件，使其保持修葺良好堅固和狀況良好；

(jjj) 除在按照批地文件得到署長事先書面同意的情況外，禁止在非建築用地一內興建或建設任何建築物或構築物或任何建築物或構築物的支撐物，但(i)公眾休憩用地(在批地文件特別條款第(20)(a)(i)條定義)(包括園景美化行人道(在批地文件特別條款第(19)(a)(i)條定義))；及(ii)用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫除外；

(kkk) 除在按照批地文件得到署長事先書面同意的情況外，禁止在非建築用地二內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物，但只用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫除外；

(lll) 准許所有公眾人士為了所有合法目的而免費及在不受任何阻礙的情況下，徒步或乘坐輪椅往復經過、途經、通過及越過非建築用地二；

(nnn) 除在按照批地文件得到署長事先書面同意的情況外，禁止在地段內的電纜留用區及黃色區域內的電纜留用區的地面或地面以上高度5.1米以內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物；

(qqq) 維護、保養、維修及管理連接點，使其保持修葺良好堅固和狀況良好，以達至署長滿意程度；

(uuu) 開放公眾上落貨停車場予所有公眾人士使用，並確保公眾上落貨停車場內所有上落客貨車位可供所有公眾人士用作車輛短期上落客貨，不論按小時或按運輸署署長書面批准的其他方式而毋須支付任何費用及收費及不受任何干擾；

(vvv) 禁止公眾上落貨停車場用作除根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的車輛上落客貨外任何其他用途，公眾上落貨停車場尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務；及

(www) 在各方面按照香港目前或任何時候生效的所有與公眾車輛上落客貨停車場有關的條例、附例及規例，維護、保養、維修、運作、經營及管理公眾上落貨停車場及其各個組成或相關部分，以達至運輸署署長滿意程度。

第50條

成立「業主委員會」

(a) 管理人必須盡快在公契訂立日後九(9)個月內召開「業主」會議(以及如有需要召開其後和繼後會議)，以組成「業主委員會」及選舉「業主委員會」主席，或委任管理委員會以根據《建築物管理條例》(香港法例第344章)組成「業主立案法團」。業主委員會的委員人數為九(9) 名，然而：

(iv) 政府設施物業業主應選出不超過一(1)名代表加入業主委員會。

第59條

決議案

(d) 業主委員會之決議案不得不利地影響政府設施物業或其任何部分的使用、運作、保養及管理。

第78條

業主（不包括作為政府設施物業業主的財政司司長法團）的賠償責任

所有業主（不包括作為政府設施物業業主的財政司司長法團）須就業主（不包括作為政府設施物業業主的財政司司長法團）或管理人未盡責管理及保養該等物件所導致或引起的一切責任、損害、開支、索償、訟費、索求、收費、訴訟或法律程序而不論其性質，向政府及財政司司長法團（作為政府設施物業的業主）作出賠償並確保其免責。

第79條

作為政府設施物業業主的財政司司長法團獲豁免聘用被提名的承辦商

儘管公契另有明文規定，作為政府設施物業業主的財政司司長法團獲豁免聘用其他業主或管理人提名的保養或服務承辦商。

附件二甲部

4. 適用於作為政府設施物業業主的財政司司長法團的權利、特權和地役權

(a) 儘管公契另有規定，財政司司長法團、其租客、租戶、獲許可人及獲其授權的人士和政府設施物業當時的業主或佔用人享有以下權利、特權和地役權：-

(i) 為政府設施物業取得遮蓋、支撐及保護的權利；

(ii) 於所有時候經現時或賣地條件的年期內鋪設於或穿過該地段任何部分及發展項目任何部分的溝渠、污水渠、排水渠、排煙管、管道、槽、水路、電纜、喉管、電線及其他傳導媒介，自由傳送及輸送煤氣、電力、食水、污水排放、空調、電話及所有其他服務至政府設施物業及離開政府設施物業的權利；

(iii) 於任何時候在其絕對酌情決定下自費將任何專門服務政府設施物業的服務與設施（「**政府設施物業服務**」）進行改動、改道、修改、重鋪或恢復原狀而毋須取得其他業主或管理人批准或同意，亦毋須向彼等支付任何費用的權利，但對政府設施物業服務進行任何改動、改道、修改、重鋪或恢復原狀工程期間必須採取適當及充分的預防措施，以確保不會導致位於該地段內及服務該地段的發展項目所有部分（政府設施物業除外）的服務與設施受損；

(iv) 為了正當使用及享用政府設施物業或其任何部分而前往、經過及使用公用地方及設施，以及使用和取得公用地方及設施的利益的權利；

(v) 於所有合理時間進入該地段或發展項目任何部分，不論是否隨同測量師、承辦商、工人及其他人士，亦不論是否駕駛汽車、攜帶機械、設備、物料及機器，以便在政府設施物業或其任何部分持續執行或進行保養、維修、增建及改動工程，並且對政府設施物業服務或其任何部分進行保養、維修、改動、改道、改建、重鋪及恢復原狀工程的權利；

(vi) 按署長的要求自由及不受限制地進出政府設施物業或其任何部分的通行權；

(vii) 在財政司司長法團視為適當時，於政府設施物業或其任何部分的範圍內、周圍及邊界的牆壁、支柱及其他結構項件安裝、搭建、展示、陳列、保養、維修、拆除及更新招牌及廣告的專有權利，以及為檢查、安裝、搭建、展示、陳列、保養、維修、拆除及更新此等招牌及廣告之目的前往該地段或發展項目任何部分的權利，不論是否隨同傭僕、工人及其他人士，亦不論是否攜帶機械、設備、機器及物料；

(viii) 到達固定於政府設施物業的天台板、牆壁及其他結構項件的照明管道、消防、通風及其他服務、設施、裝置、固定裝置、輔助工程、機械及物料的權利；

(ix) 於政府設施物業或其任何部分之中、周圍、之內、之上及之下的牆壁、支柱、樑、天花板、天台板、行車道或地台板及其他結構項件上改動和運作專供政府設施物業或其任何部分使用及享用的附加服務的權利，以及相關的前往該地段或發展項目任何部分的權利，不論是否隨同傭僕、工人及其他人士，亦不論是否攜帶機械、設備、機器及物料；及

(x) 署長視為必要或恰當的其他權利、特權和地役權；

但在行使本第4(a)條保留的地役權、權利和特權時，毋須取得管理人任何准許、批准或同意。

(b) 政府或財政司司長法團有權在任何時候變更或更改政府設施物業的用途，毋須取得其他業主或管理人任何批准或同意。

附件二乙部

每份不分割份數及對持有、使用、佔用和享用本身物業享有專有權的業主受以下權利及特權規限：

(e) **公眾人士對非建築用地二的權利**

賣地條件特別條款第(16)(a)條規定，公眾人士有權在所有時候為了所有合法目的而免費及在不受任何阻礙的情況下，徒步或乘坐輪椅往復經過、途經、通過及越過非建築用地二。

(f) **公眾人士對連接點的權利**

賣地條件特別條款第(22)(d)條規定，在擬建地下通道存在期間，公眾人士有權為了所有合法目的而在毋須繳付任何性質的費用下，自由地徒步或乘坐輪椅往復經過、途經、越過、通過及上落連接點，但連接點或其任何部分可在緊急情況下暫時關閉以進行保養及/或維修。

附件三第43條

非建築用地一

除在得到署長事先書面同意的情況外，不得在非建築用地一內興建或建設任何建築物或構築物或任何建築物或構築物的支撐物，但(i)公眾休憩用地(在批地文件特別條款第(20)(a)(i)條定義)(包括園景美化行人道(在批地文件特別條款第(19)(a)(i)條定義))；及(ii)用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫除外。

附件三第44條

非建築用地二

(a) 除在得到署長事先書面同意的情況外，不得在非建築用地二內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物，但只用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫除外。

(b) 業主須在所有時候准許所有公眾人士為了所有合法目的而免費及在不受任何阻礙的情況下，徒步或乘坐輪椅往復經過、途經、通過及越過非建築用地二。

附件三第46條

該等電纜

(b) 除在按照批地文件得到署長事先書面同意的情況外，不得在地段內的電纜留用區及黃色區域內的電纜留用區的地面或地面以上高度5.1米以內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物。

附件三第48條

連接點

在擬建地下通道存在期間，業主須准許所有公眾人士為了所有合法目的而在毋須繳付任何性質的費用下，自由地徒步或乘坐輪椅往復經過、途經、越過、通過及上落連接點，並且為該目的而往復經過、途經、越過及通過該地段或該地段上已建或擬建的任何建築物，但連接點或其任何部分可在緊急情況下暫時關閉以進行保養及/或維修。

附件三第53條

公眾上落貨停車場

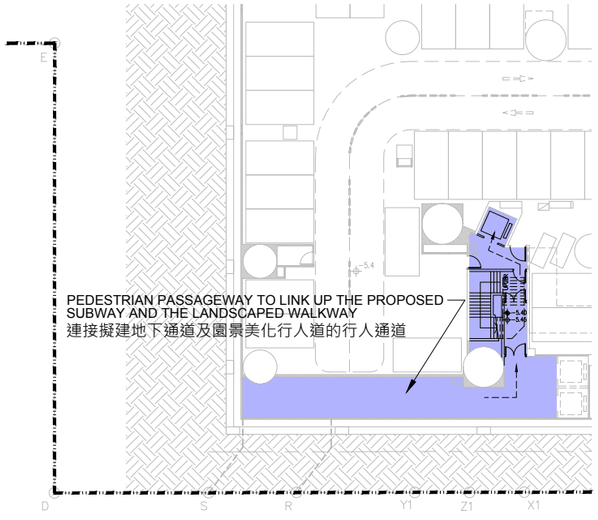
公眾上落貨停車場除用作根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的車輛上落客貨外，不得用作任何其他用途，公眾上落貨停車場尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

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

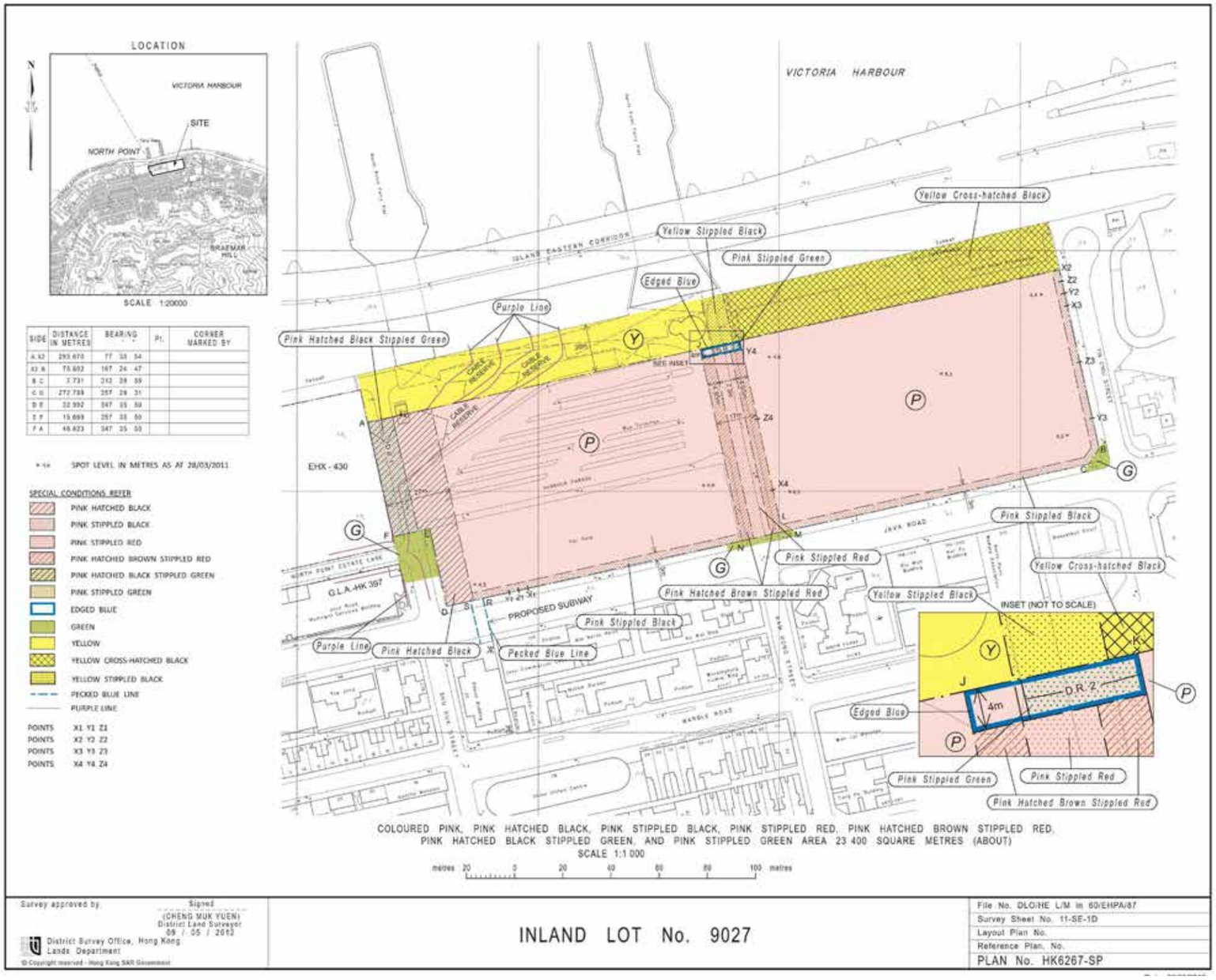
CONNECTION POINTS
連接點



G/F 地下



B2/F 地庫2層



NOTE : THIS PLAN IS EXTRACTED FROM PLAN ANNEXED TO THE LAND GRANT
註 ：此圖摘錄自附於批地文件的圖則。

PINK HATCHED BLACK
粉紅色加黑色斜線

PINK STIPPLED RED
粉紅色加紅點

PINK HATCHED BROWN STIPPLED RED
粉紅色加啡色斜線及紅點

PINK HATCHED BLACK STIPPLED GREEN
粉紅色加黑色斜線及綠點

EDGED BLUE
藍色邊

GREEN
綠色

YELLOW
黃色

YELLOW CROSS-HATCHED BLACK
黃色加黑色交叉斜線

YELLOW STIPPLED BLACK
黃色加黑點

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

PECKED BLUE LINE
藍色斷線

PURPLE LINE
紫色線

NOTE : IT IS NOT PRACTICABLE TO SHOW THE RESERVED AREA STRUCTURES, THE GREEN AREAS STRUCTURES AND ITEMS ON THE ABOVE PLAN
註 ： 在切實可行範圍內未能於上圖顯示保留區域構築物、綠色區域構築物及該等物件

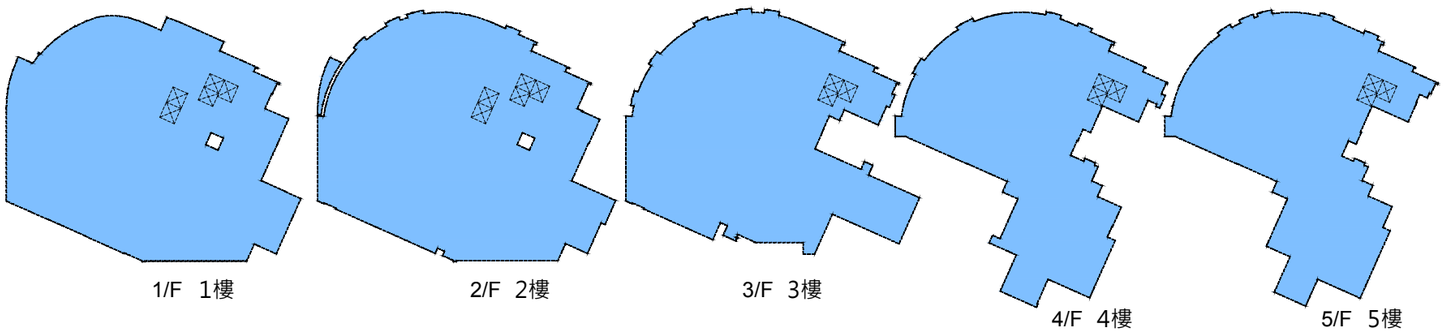
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES 公共設施及公眾休憩用地的資料

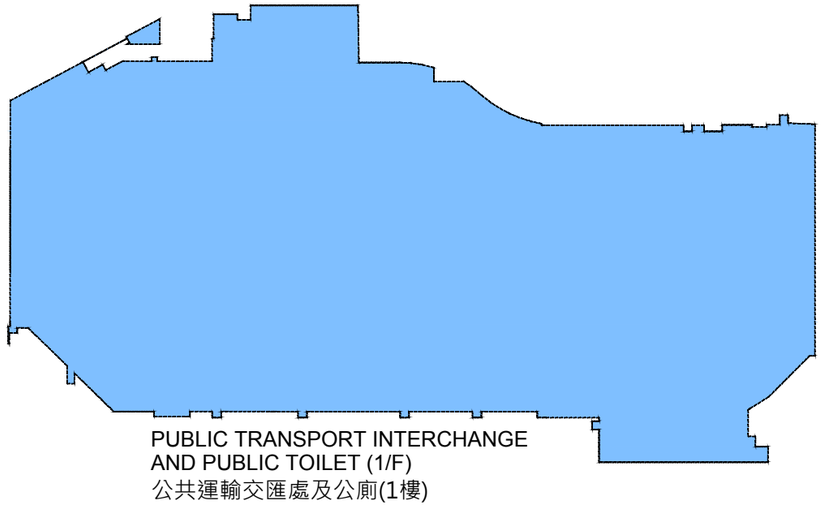
LANDSCAPED WALKWAY
園景美化行人道

PUBLIC OPEN SPACE
公眾休憩用地

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

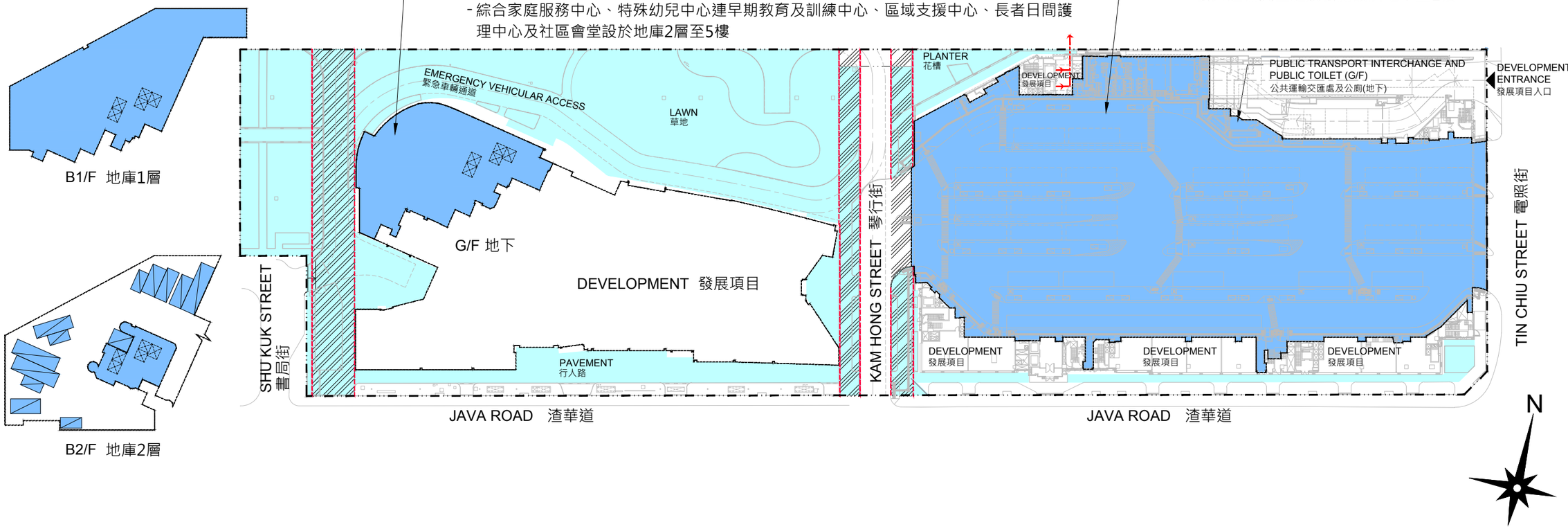
A PASSAGEWAY TO LINK UP THE 4 SPACES OF PUBLIC LOADING AND UNLOADING PARK AND THE YELLOW AREA FOR THE PURPOSE OF GOODS DELIVERY IN CONNECTION WITH THE USE OF THE SAID 4 SPACES
一條連接公眾上落貨停車場的四個車位及黃色區域的通道，藉以將該四個車位用作運送貨物





GOVERNMENT ACCOMMODATION
- THE INTEGRATED FAMILY SERVICE CENTRE, THE SPECIAL CHILD CARE CENTRE CUM EARLY EDUCATION AND TRAINING CENTRE, THE DISTRICT SUPPORT CENTRE, THE DAY CARE CENTRE FOR THE ELDERLY AND THE COMMUNITY HALL AT B2/F TO 5/F
政府設施物業
- 綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂設於地庫2層至5樓

GOVERNMENT ACCOMMODATION
- PUBLIC TRANSPORT INTERCHANGE AND PUBLIC TOILET AT G/F TO 1/F
政府設施物業
- 公共運輸交匯處及公廁設於地下至1樓



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

B1/F FLOOR PLAN
地庫1層平面圖

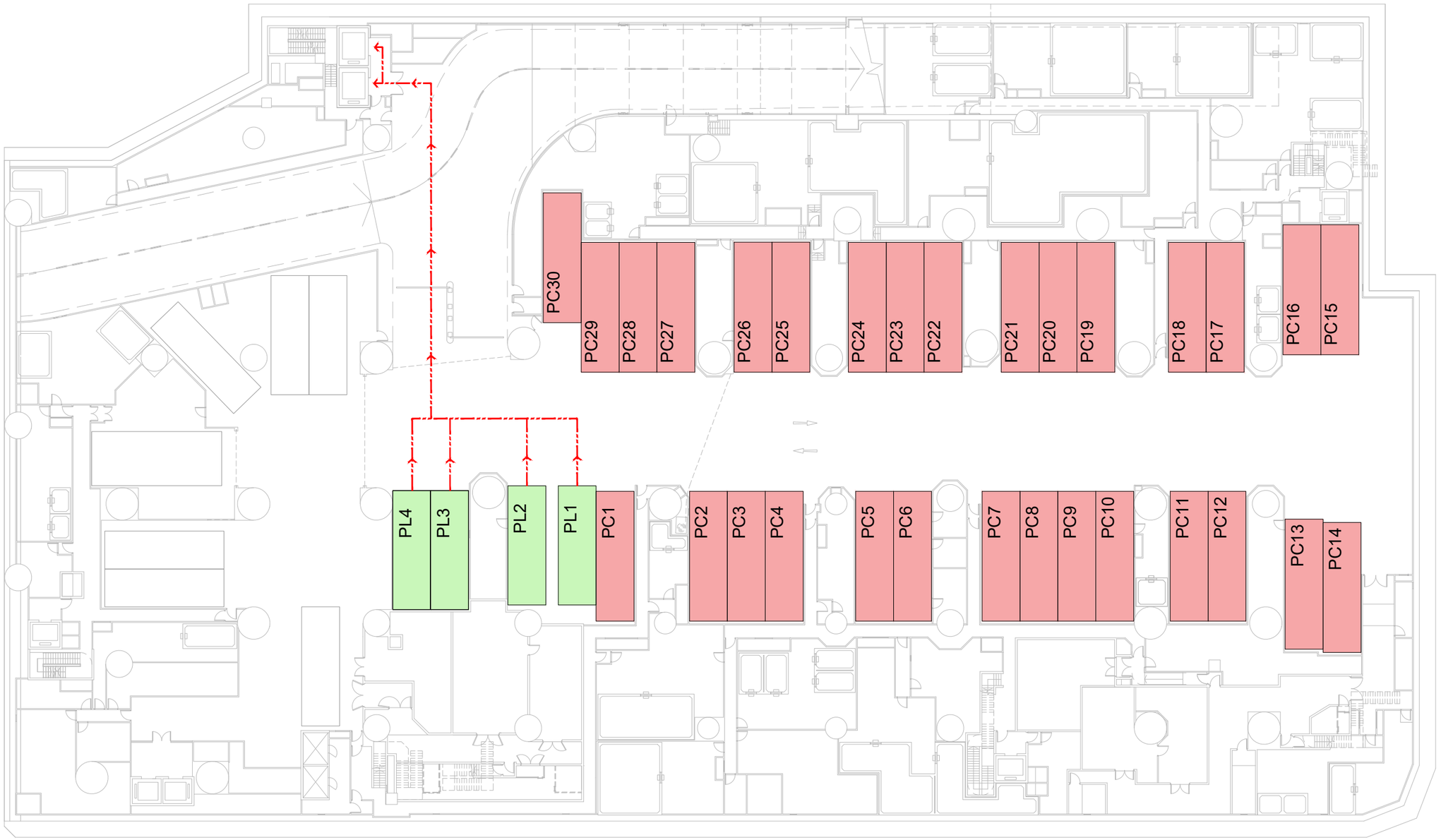
PUBLIC COACH PARK AT B1/F
地庫1層公眾旅遊車停車場

PUBLIC LOADING AND UNLOADING PARK AT B1/F
地庫1層公眾上落貨停車場

A PASSAGEWAY TO LINK UP THE 4 SPACES OF PUBLIC LOADING AND UNLOADING PARK AND THE YELLOW AREA FOR THE PURPOSE OF GOODS DELIVERY IN CONNECTION WITH THE USE OF THE SAID 4 SPACES
一條連接公眾上落貨停車場的四個車位及黃色區域的通道，藉以將該四個車位用作運送貨物



發展項目的公眾旅遊車及公眾上落貨停車場指示圖
Key Plan for Public Coach Park and Public Loading and Unloading Park in the Development



WARNING TO PURCHASERS 對買方的警告

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

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

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

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

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

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

CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

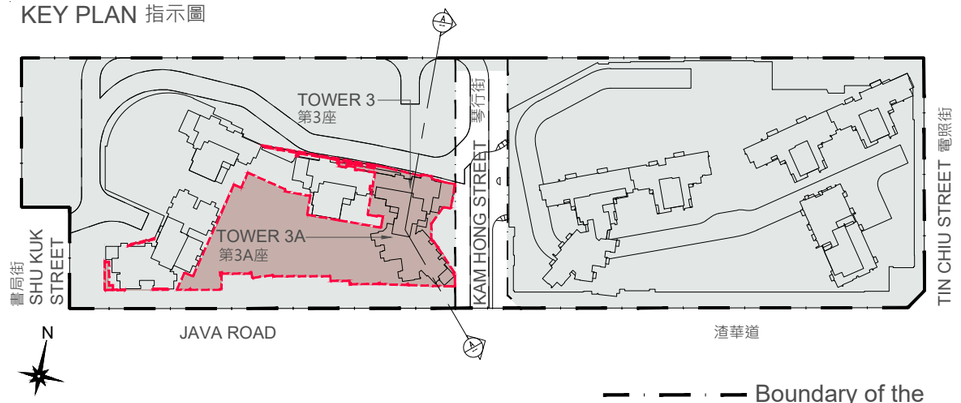
CROSS-SECTION PLAN A-A
橫截面圖 A-A

Note:
- The part of Java Road adjacent to the building is 4.24 metres above the Hong Kong Principal Datum.
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 4.35 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.

備註：
- 毗連建築物的一段渣華道為香港主水平基準以上4.24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4.35米。
- 虛線為最低住宅樓層水平。



KEY PLAN 指示圖



Boundary of the Development 發展項目的界線

Phase 2B-2 of the Development 發展項目第2B-2期

Other Phases of the Development 發展項目的其他期數

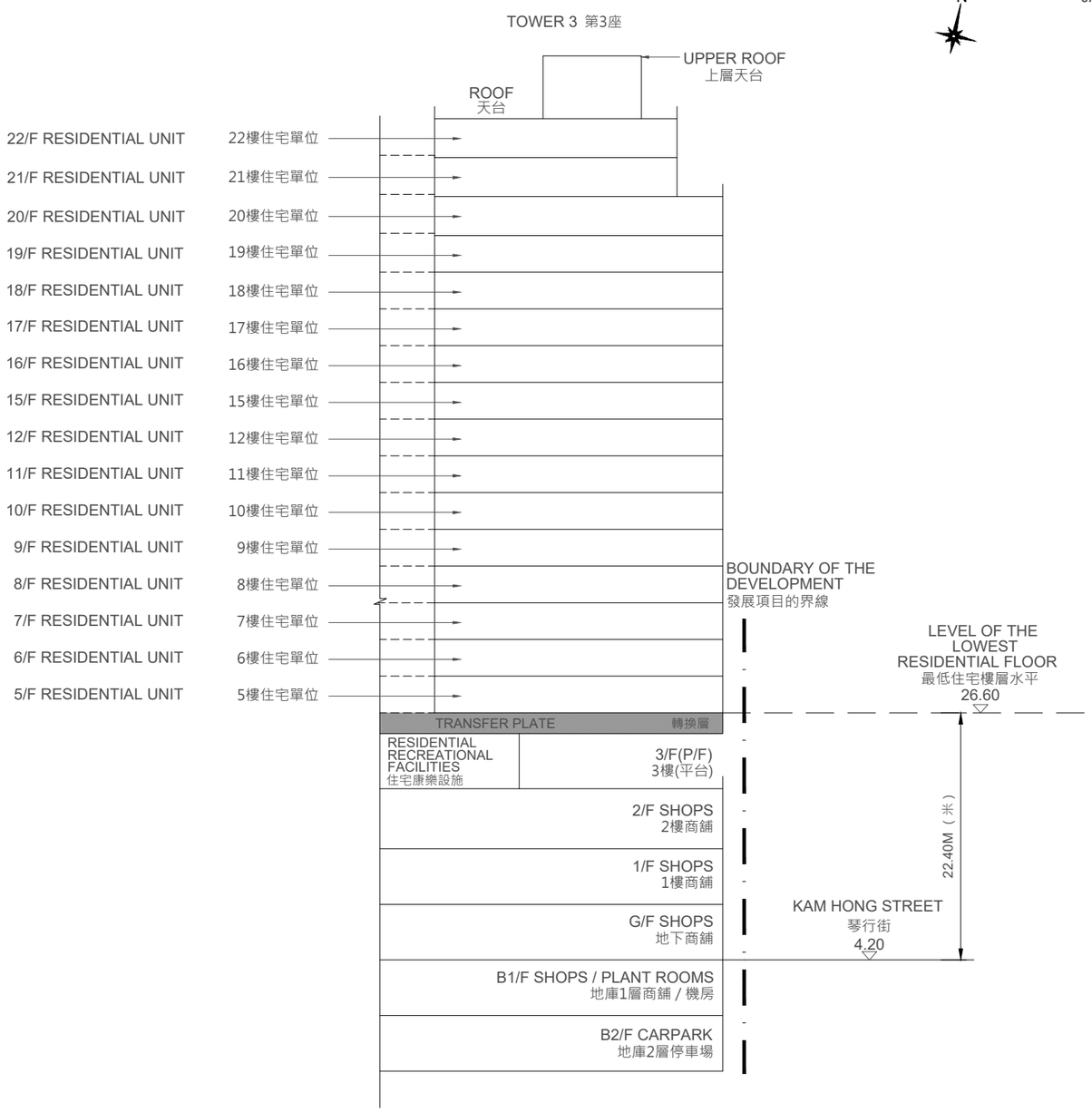
Height (in metres) above the Hong Kong Principal Datum 香港主水平基準以上的高度(米)

CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

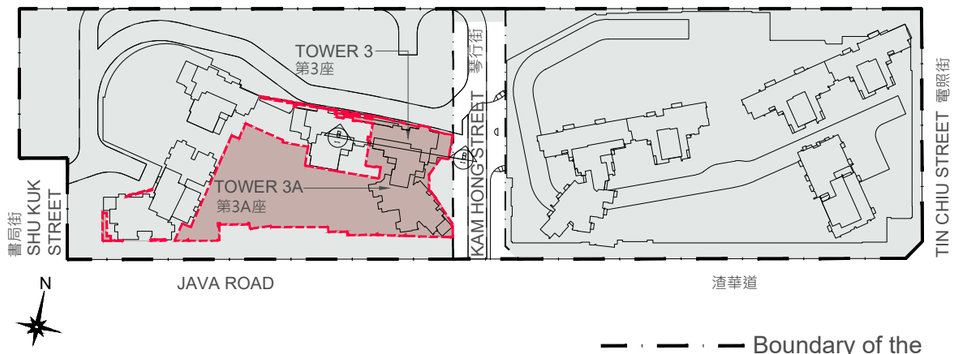
CROSS-SECTION PLAN B-B
橫截面圖 B-B

Note:
- The part of Kam Hong Street adjacent to the building is 4.20 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.

備註：
- 毗連建築物的一段琴行街為香港主水平基準以上4.20米。
- 虛線為最低住宅樓層水平。



KEY PLAN 指示圖



Boundary of the Development
發展項目的界線

Phase 2B-2 of the Development
發展項目第2B-2期

Other Phases of the Development
發展項目的其他期數

Height (in metres) above the Hong Kong Principal Datum
香港主水平基準以上的高度(米)

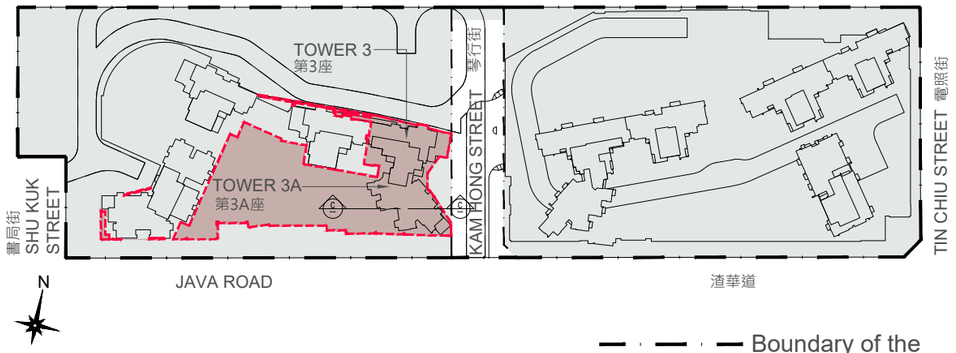
CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

CROSS-SECTION PLAN C-C
橫截面圖 C-C

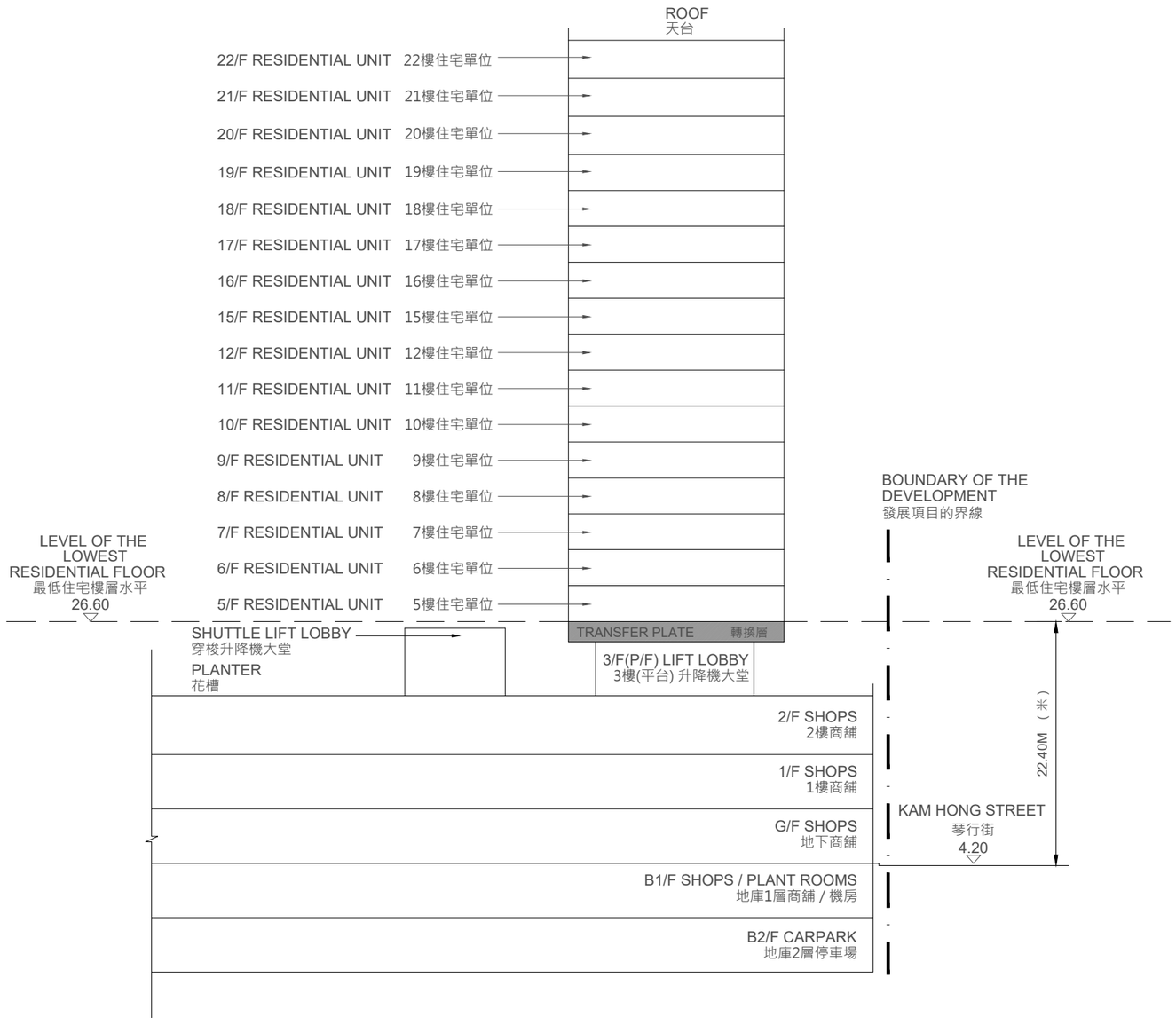
Note:
- The part of Kam Hong Street adjacent to the building is 4.20 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.

備註：
- 毗連建築物的一段琴行街為香港主水平基準以上4.20米。
- 虛線為最低住宅樓層水平。

KEY PLAN 指示圖



TOWER 3A 第3A座



Boundary of the Development
發展項目的界線

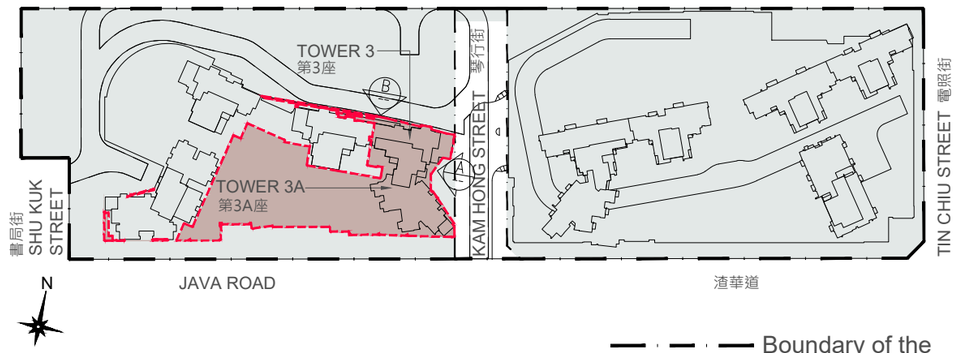
Phase 2B-2 of the Development
發展項目第2B-2期

Other Phases of the Development
發展項目的其他期數

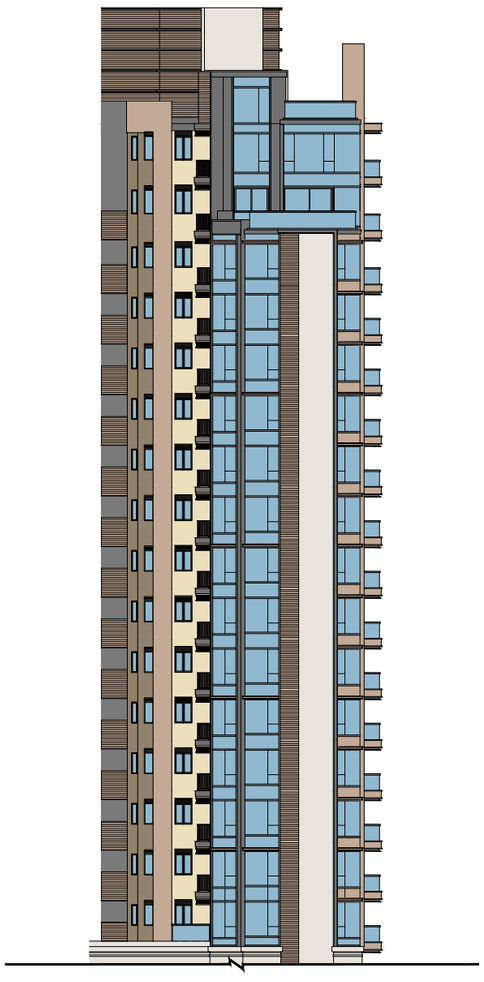
Height (in metres) above the Hong Kong Principal Datum
香港主水平基準以上的高度(米)

ELEVATION PLAN 立面圖

KEY PLAN 指示圖

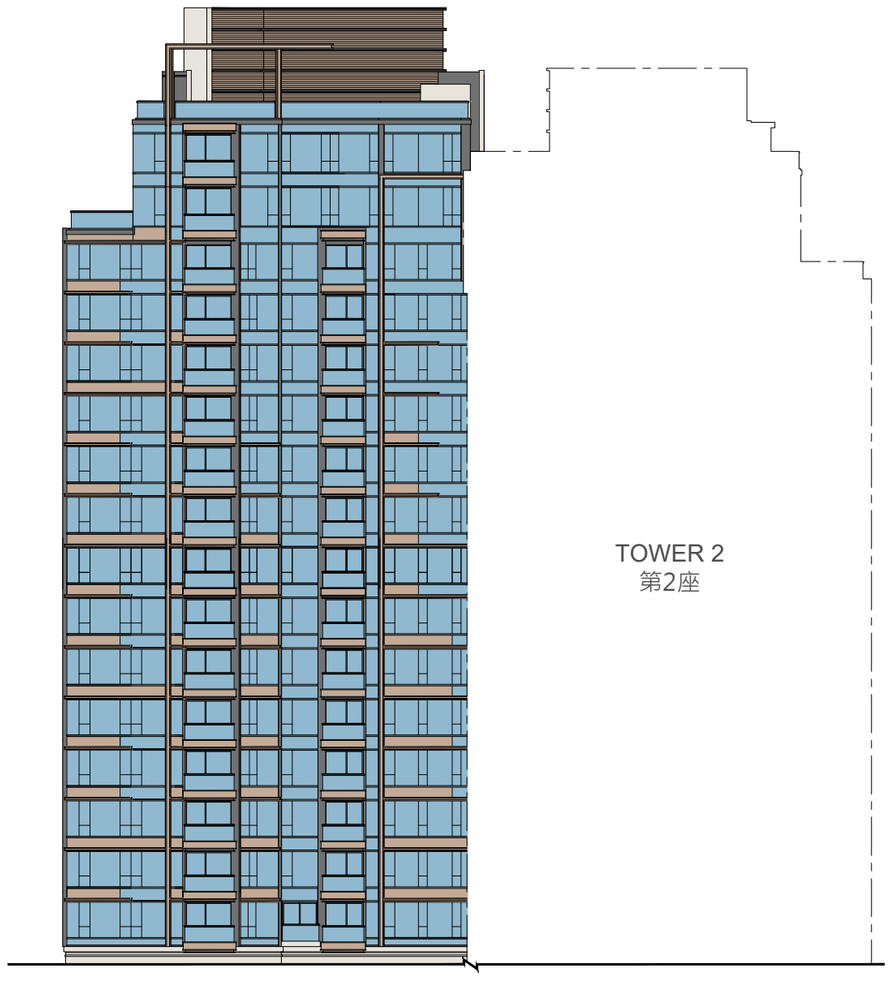


TOWER 3 第3座



ELEVATION A 立面圖 A

TOWER 3 第3座



ELEVATION B 立面圖 B

Boundary of the Development
發展項目的界線

Phase 2B-2 of the Development
發展項目第2B-2期

Other Phases of the Development
發展項目的其他期數

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 8 April 2020; and

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

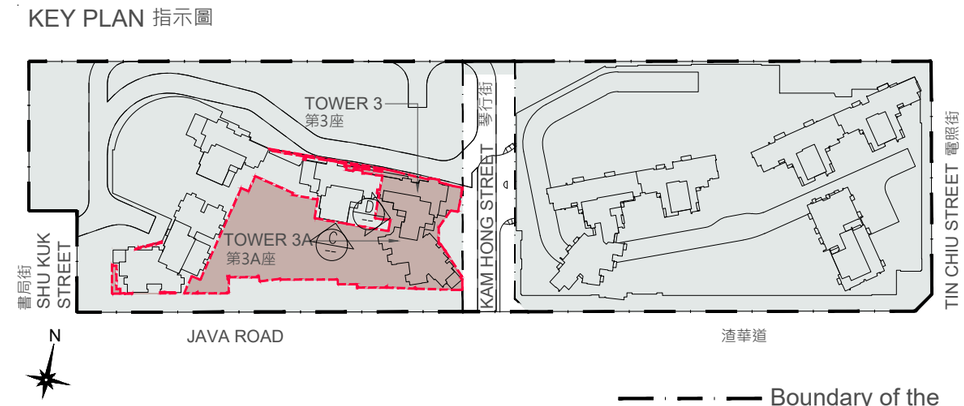
期數的認可人士證明本圖顯示的立面:

(a)以2020年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備;及

(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖

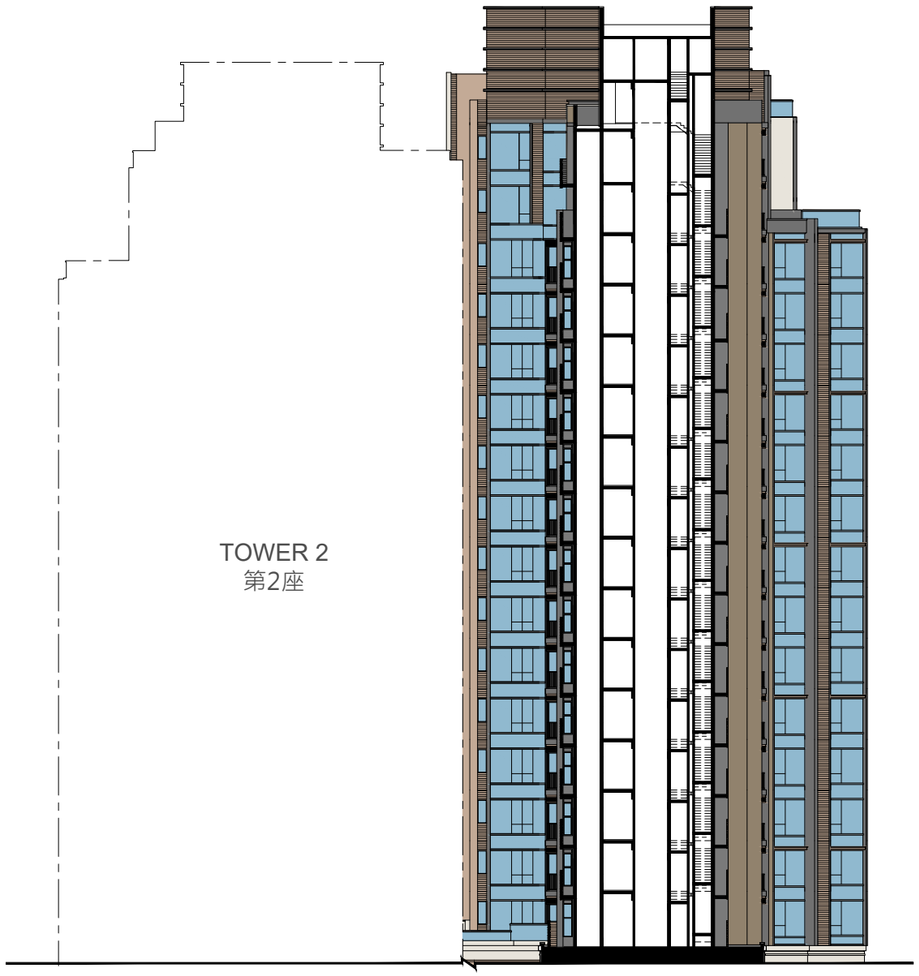


Boundary of the Development
發展項目的界線

Phase 2B-2 of the Development
發展項目第2B-2期

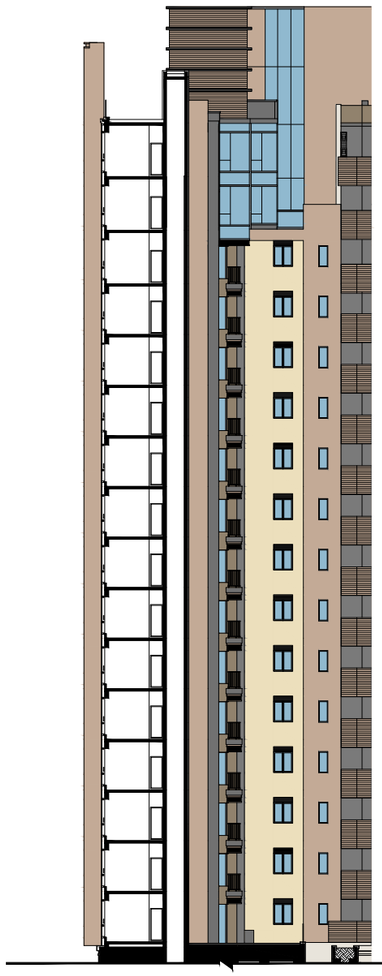
Other Phases of the Development
發展項目的其他期數

TOWER 3 第3座



ELEVATION C 立面圖 C

TOWER 3 第3座



ELEVATION D 立面圖 D

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 21 July 2020 and 08 April 2020; and

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

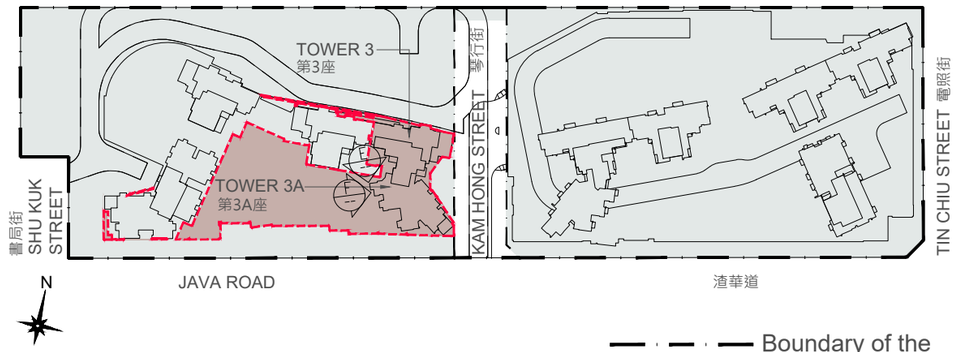
期數的認可人士證明本圖顯示的立面:

(a)以2020年7月21日及2020年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備;及

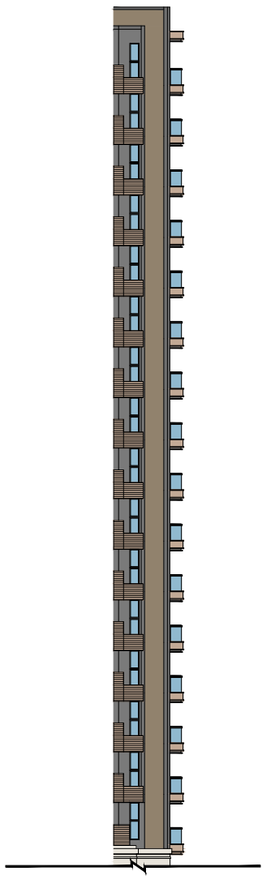
(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖



TOWER 3A 第3A座



ELEVATION E 立面圖 E

TOWER 3A 第3A座



ELEVATION F 立面圖 F

Boundary of the Development
發展項目的界線

Phase 2B-2 of the Development
發展項目第2B-2期

Other Phases of the Development
發展項目的其他期數

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 8 April 2020; and

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

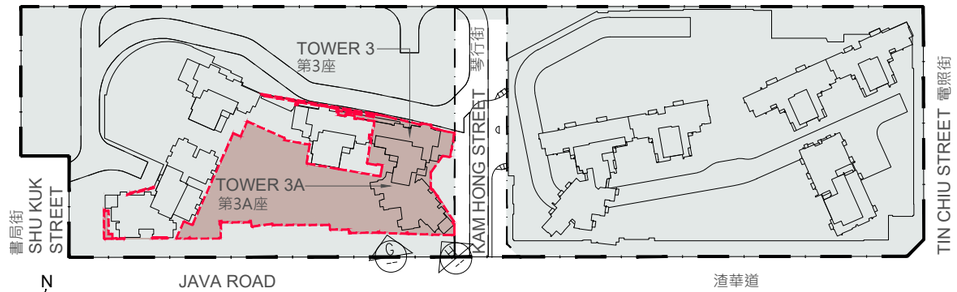
期數的認可人士證明本圖顯示的立面:

(a)以2020年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備;及

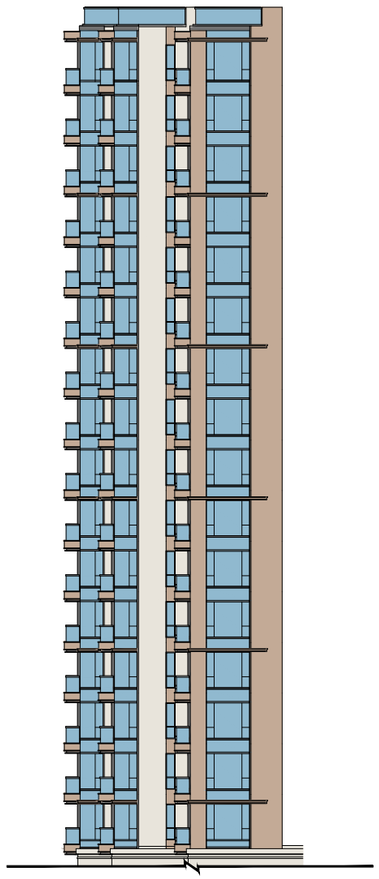
(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖

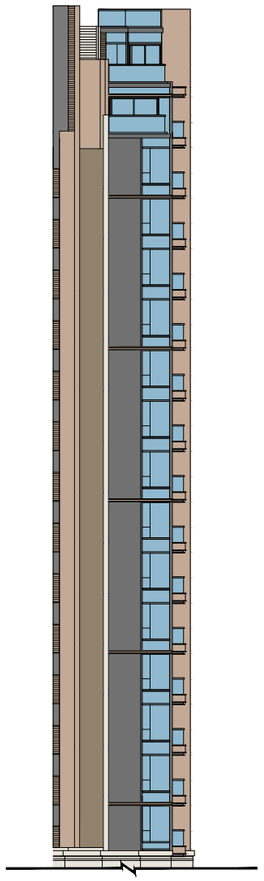


TOWER 3A 第3A座



ELEVATION G 立面圖 G

TOWER 3A 第3A座



ELEVATION H 立面圖 H

Boundary of the Development
發展項目的界線

Phase 2B-2 of the Development
發展項目第2B-2期

Other Phases of the Development
發展項目的其他期數

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 8 April 2020; and

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

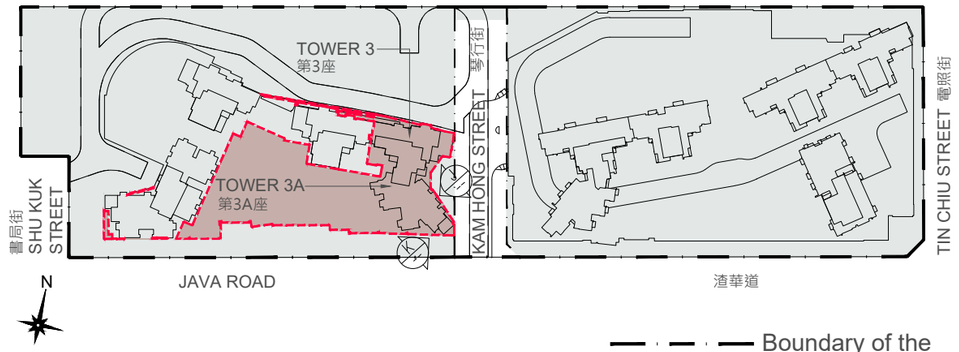
期數的認可人士證明本圖顯示的立面:

(a)以2020年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備;及

(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖

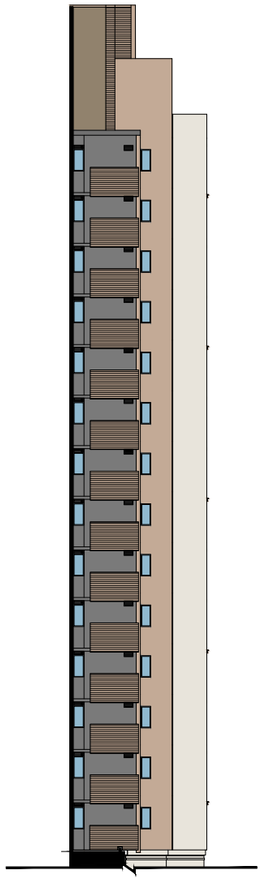


TOWER 3A 第3A座



ELEVATION J 立面圖 J

TOWER 3A 第3A座



ELEVATION K 立面圖 K

Boundary of the Development
發展項目的界線

Phase 2B-2 of the Development
發展項目第2B-2期

Other Phases of the Development
發展項目的其他期數

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 8 April 2020; and

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

期數的認可人士證明本圖顯示的立面:

(a)以2020年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備;及

(b)大致上與期數的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE PHASE 期數中的公用設施的資料

Description 描述		**Covered** 有上蓋遮蓋	**Uncovered** 無上蓋遮蓋	**Total Area** 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq. ft. 平方呎	N/A 不適用	5166	5166
	sq. m. 平方米	N/A 不適用	479.905	479.905
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 Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq. ft. 平方呎	N/A 不適用	N/A 不適用	N/A 不適用
	sq. m. 平方米	N/A 不適用	N/A 不適用	N/A 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數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	4027	8349	12376
	sq. m. 平方米	374.123	775.637	1149.760

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

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

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

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

2. A copy of every deed of mutual covenant in respect of the residential property that has been executed and 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 are available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。

2. 關於住宅物業的每一已簽立的公契的文本及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。

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

1. Exterior Finishes

Item		Description		
a.	External wall	Type of finishes	Podium	Glass wall, glass cladding, tiles, aluminum cladding, natural stone cladding, aluminum grille, aluminum louvre, vertical greenery, metal grille
			Residential Towers	Glass curtain wall, glass cladding, aluminum window, tiles, aluminum cladding, natural stone cladding, aluminum grille, aluminum louvre
b.	Window	Material of frame	Fluorocarbon coated aluminum frame	
		Material of glass	Tempered glass, heat strengthened glass, acid etched heat strengthened glass, insulated glazing unit (IGU) with low-e coating glass, laminated glass, laminated glass with low-e coating glass	
c.	Bay window	Material of bay window	Not applicable	
		Finishes of window sill	Not applicable	
d.	Planter	Type of finishes	Tiles, natural stone	
e.	Verandah or balcony	Type of finishes of Balcony	Balcony : Installed with laminated tempered glass balustrade with aluminum railing and natural stone coping Floor : Natural stone Wall : Aluminum cladding Ceiling : Aluminum ceiling panel	
		Whether Balcony is covered	Balcony is covered	
		Verandah	Not applicable	
f.	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

1. 外部裝修物料

細項		描述		
a.	外牆	裝修物料的類型	基座	玻璃牆、玻璃覆蓋層、瓦、鋁質覆蓋層、天然石覆蓋層、鋁質格柵、鋁質百葉、垂直綠化牆、金屬格柵
			住宅大廈	玻璃幕牆、玻璃覆蓋層、鋁窗、瓦、鋁質覆蓋層、天然石覆蓋層、鋁質格柵、鋁質百葉
b.	窗	框的用料	氟碳噴塗鋁質框	
		玻璃的用料	鋼化玻璃、熱硬化玻璃、酸蝕面熱硬化玻璃、雙層中空玻璃配低輻射鍍膜、夾層玻璃、夾層玻璃配低輻射鍍膜	
c.	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
d.	花槽	裝修物料的類型	瓦、天然石	
e.	陽台或露台	露台裝修物料的類型	露台：裝有夾層鋼化玻璃連鋁質欄杆及天然石蓋頂 地台：天然石 牆身：鋁質覆蓋層 天花：鋁質天花板	
		露台是否有蓋	露台有蓋	
		陽台	不適用	
f.	乾衣設施	類型	不適用	
		用料	不適用	

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of B2/F, G/F and 3/F residential shuttle lift lobby	Natural stone, mirror panel with stainless steel frame, wallpaper finish and glass finish	Natural stone	Gypsum board with emulsion paint and wallpaper finish
		Type of finishes of each fireman's lift lobby (Applicable to 3/F and floors above)	Ceramic tile	Ceramic tile	Fire-rated board with emulsion paint
		Type of finishes of lobby (Applicable to 5/F and floors above of Tower 3)	Natural stone, stainless steel panel, mirror finish with stainless steel frame and timber veneer on exposed surfaces	Natural stone	Gypsum board with emulsion paint
		Type of finishes of lift lobby (Applicable to 5/F and floors above of Tower 3A)	Natural stone, metal screen, wallpaper finish, laminated glass, glass finish with stainless steel frame and timber veneer on exposed surfaces	Natural stone	Gypsum board with emulsion paint and aluminum false ceiling
		Type of finishes of 3/F entrance lift lobby of each Tower	Natural stone, wallpaper finish, glass and mirror panel with stainless steel frame and timber veneer	Natural stone	Gypsum board with emulsion paint

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
a.	大堂	地庫 2 層、地下及 3 樓住宅穿梭升降機大堂裝修物料的類型	天然石、鏡飾面板連不銹鋼框、牆紙飾面及玻璃飾面	天然石	石膏板面髹上乳膠漆及牆紙飾面
		各層消防員升降機大堂裝修物料的類型 (適用於 3 樓及以上樓層)	瓷磚	瓷磚	防火板面髹上乳膠漆
		大堂裝修物料的類型 (適用於第 3 座 5 樓及以上樓層)	於外露位置裝設天然石、不銹鋼飾面板、鏡飾面連不銹鋼框及木皮飾面	天然石	石膏板面髹上乳膠漆
		升降機大堂裝修物料的類型 (適用於第 3A 座 5 樓及以上樓層)	於外露位置裝設天然石、金屬屏風、牆紙飾面、夾層玻璃、玻璃飾面連不銹鋼框及木皮飾面	天然石	石膏板面髹上乳膠漆及鋁質假天花
		各座 3 樓入口升降機大堂裝修物料的類型	天然石、牆紙飾面、玻璃及鏡飾面板連不銹鋼框及木皮飾面	天然石	石膏板面髹上乳膠漆

2. Interior Finishes

Item		Description		
			Wall	Ceiling
b.	Internal wall and ceiling	Type of finishes of Living Room and Dining Room	Emulsion paint For following flats, partially finished with timber veneered panel, mirror panel and stainless steel panel: Tower 3A: Flat A on 5/F-12/F, 15/F-19/F, 21/F; Flat B on 5/F-12/F, 15/F-20/F For following flats, partially finished with timber veneered panel, reconstituted stone, metal and glass finish: Tower 3A: Flat C on 5/F-12/F, 15/F-20/F For following flats, partially finished with timber veneered panel, metal and glass finish: Tower 3A: Flat D on 5/F-12/F, 15/F-21/F; Flat E on 5/F-12/F, 15/F-22/F; Flat F on 5/F-12/F, 15/F-19/F, 21/F-22/F For following flats, partially finished with timber veneered panel, mirror panel and aluminum finish: Tower 3A: Flat B on 21/F; Flat D on 22/F For following flat, partially finished with timber veneered panel : Tower 3A: Flat A on 22/F For following flat, partially finished with timber veneer, metal, wallpaper, fabric, glass and mirror finish: Tower 3A: Flat F on 20/F Timber veneer, natural stone, metal and mirror finish: Tower 3A: Flat A on 20/F	Emulsion paint where exposed, gypsum board bulkhead finished with emulsion paint and aluminum ceiling

2. 室內裝修物料

細項		描述		
			牆壁	天花板
b.	內牆及天花板	客廳及飯廳裝修物料的類型	乳膠漆 以下單位之部份牆身位置設有木皮飾面板、鏡飾面板及不銹鋼飾面板： 第 3A 座：5 樓至 12 樓、15 樓至 19 樓、21 樓 A 單位；5 樓至 12 樓、15 樓至 20 樓 B 單位 以下單位之部份牆身位置設有木皮飾面板、人造石、金屬及玻璃飾面： 第 3A 座：5 樓至 12 樓、15 樓至 20 樓 C 單位 以下單位之部份牆身位置設有木皮飾面板、金屬及玻璃飾面： 第 3A 座：5 樓至 12 樓、15 樓至 21 樓 D 單位；5 樓至 12 樓、15 樓至 22 樓 E 單位；5 樓至 12 樓、15 樓至 19 樓、21 樓至 22 樓 F 單位 以下單位之部份牆身位置設有木皮飾面板、鏡飾面板及鋁飾面： 第 3A 座：21 樓 B 單位；22 樓 D 單位 以下單位之部份牆身位置設有木皮飾面板： 第 3A 座： 22 樓 A 單位 以下單位之部份牆身位置設有木皮飾面、金屬、牆紙、布藝、玻璃及鏡飾面： 第 3A 座：20 樓 F 單位 木皮飾面、天然石、金屬及鏡飾面： 第 3A 座：20 樓 A 單位	外露天花髹上乳膠漆、石膏板假樑髹上乳膠漆及鋁質天花

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

2. Interior Finishes

Item		Description		
			Wall	Ceiling
b.	Internal wall and ceiling	Type of finishes of Bedroom	Emulsion paint	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint
			For following flats, partially finished with timber veneered panel in Master Bedroom: Tower 3 : Flat A on 5/F-12/F, 15/F-20/F	Emulsion paint where exposed, gypsum board bulkhead finished with emulsion paint and aluminum ceiling (Applicable to Bedroom 4 of the following flats: Flat A on 5/F-12/F, 15/F-20/F of Tower 3)
			Timber veneer, wallpaper, metal and fabric: Tower 3A: Master Bedroom of Flat A on 20/F	

2. 室內裝修物料

細項		描述		
			牆壁	天花板
b.	內牆及天花板	睡房裝修物料的類型	乳膠漆	外露天花髹上乳膠漆及石膏板假樑髹上乳膠漆
			以下單位之主人睡房部份牆身位置設有木皮飾面板： 第 3 座：5 樓至 12 樓、15 樓至 20 樓 A 單位	外露天花髹上乳膠漆、石膏板假樑髹上乳膠漆及鋁質天花 (適用於以下單位之睡房 4：第 3 座 5 樓至 12 樓、15 樓至 20 樓 A 單位)
			木皮飾面、牆紙、金屬及布藝： 第 3A 座： 20 樓 A 單位之主人睡房	

2. Interior Finishes

Item		Description		
			Floor	Skirting
c.	Internal floor	Material of Living Room and Dining Room	Engineered wood flooring Tower 3 : Flat A, B on 5/F-12/F, 15/F-20/F For following flats, natural stone border and metal finish provided between Living Room and Balcony door Tower 3 : Flat A, B on 5/F-12/F, 15/F-20/F For following flats, natural stone border and metal finish provided between Dining Room and Utility Platform door Tower 3 : Flat A, B on 6/F-12/F, 15/F-20/F For following flats, natural stone border and metal finish provided between Dining Room and Flat Roof door Tower 3 : Flat A, B on 5/F Natural stone Tower 3 : Flat A on 21/F-22/F Tower 3A : Flat B on 21/F; Flat A on 22/F Reconstituted stone Tower 3A : Flat A, B, C, D, E, F on 5/F-12/F, 15/F-20/F; Flat A, D, E, F on 21/F; Flat D, E, F on 22/F	Engineered wood skirting Tower 3 : Flat A, B on 5/F-12/F, 15/F-20/F Natural stone skirting Tower 3 : Flat A on 21/F-22/F Tower 3A : Flat B on 21/F; Flat A on 22/F Engineered wood skirting Tower 3A : Flat A, B, C, D, E, F on 5/F-12/F, 15/F-20/F; Flat A, D, E, F on 21/F; Flat D, E, F on 22/F

2. 室內裝修物料

細項		描述		
			地板	牆腳線
c.	內部地板	客廳及飯廳的用料	複合木地板 第 3 座：5 樓至 12 樓、15 樓至 20 樓 A、B 單位 以下單位之客廳與露台門之間鋪砌天然石分隔及金屬飾面 第 3 座：5 樓至 12 樓、15 樓至 20 樓 A、B 單位 以下單位之飯廳與工作平台門之間鋪砌天然石分隔及金屬飾面 第 3 座：6 樓至 12 樓、15 樓至 20 樓 A、B 單位 以下單位之飯廳與平台門之間鋪砌天然石分隔及金屬飾面 第 3 座：5 樓 A、B 單位 天然石 第 3 座：21 樓至 22 樓 A 單位 第 3A 座： 21 樓 B 單位; 22 樓 A 單位 人造石 第 3A 座：5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F 單位； 21 樓 A、D、E、F 單位； 22 樓 D、E、F 單位	複合木牆腳線 第 3 座：5 樓至 12 樓、15 樓至 20 樓 A、B 單位 天然石牆腳線 第 3 座：21 樓至 22 樓 A 單位 第 3A 座：21 樓 B 單位; 22 樓 A 單位 複合木牆腳線 第 3A 座：5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F 單位； 21 樓 A、D、E、F 單位； 22 樓 D、E、F 單位

2. Interior Finishes

Item		Description		
			Floor	Skirting
c.	Internal floor	Material of Bedroom	Engineered wood flooring Tower 3: Flat A, B on 5/F-12/F, 15/F-20/F; Flat A on 21/F-22/F Tower 3A: Flat C on 5/F-12/F, 15/F-20/F; Flat B on 21/F and Flat A on 22/F For following flats, natural stone border and metal finish provided between Master Bedroom and Utility Platform door Tower 3A: Flat B on 21/F and Flat A on 22/F For following flat, natural stone border and metal finish provided between Bedroom 3 and Flat Roof door Tower 3: Flat B on 5/F For following flats, metal finish provided between Master Bedroom, Bedroom and Living Room and Dining Room Tower 3: Flat A on 21/F-22/F; Tower 3A: Flat C on 5/F-12/F, 15/F-20/F; Flat B on 21/F; Flat A on 22/F Reconstituted stone Tower 3A: Flat A, B, D, E on 5/F-12/F, 15/F-20/F; Flat A, D, E on 21/F; Flat D, E on 22/F For following flats, metal finish provided between Master Bedroom and Living Room and Dining Room Tower 3A: Flat A, B, D, E on 5/F-12/F, 15/F-20/F; Flat D, E on 21/F-22/F ; Flat A on 21/F	Engineered wood skirting Tower 3: Flat A, B on 5/F-12/F, 15/F-20/F; Flat A on 21/F-22/F Tower 3A: Flat C on 5/F-12/F, 15/F-20/F; Flat B on 21/F and Flat A on 22/F Engineered wood skirting Tower 3A: Flat A, B, D, E on 5/F-12/F, 15/F-20/F; Flat A, D, E on 21/F; Flat D, E on 22/F

2. 室內裝修物料

細項		描述		
			地板	牆腳線
c.	內部地板	睡房的用料	複合木地板 第 3 座：5 樓至 12 樓、15 樓至 20 樓 A、B 單位; 21 樓至 22 樓 A 單位 第 3A 座：5 樓至 12 樓、15 樓至 20 樓 C 單位; 21 樓 B 單位及 22 樓 A 單位 以下單位之主人睡房與工作平台門之間鋪砌天然石分隔及金屬飾面 第 3A 座： 21 樓 B 單位及 22 樓 A 單位 以下單位之睡房 3 與平台門之間鋪砌天然石分隔及金屬飾面 第 3 座：5 樓 B 單位 以下單位之主人睡房、睡房與客廳及飯廳之間鋪砌分隔金屬飾面 第 3 座 : 21 至 22 樓 A 單位 第 3A 座 : 5 樓至 12 樓、15 樓至 20 樓 C 單位； 21 樓 B 單位； 22 樓 A 單位 人造石 第 3A 座: 5 樓至 12 樓、15 樓至 20 樓 A、B、D、E 單位；21 樓 A、D、E 單位；22 樓 D、E 單位 以下單位之主人睡房與客廳及飯廳之間鋪砌分隔金屬飾面 第3A座 : 5樓至12樓、15樓至20樓A、B、D、E單位； 21樓至22樓D、E單位；21樓A單位	複合木牆腳線 第 3 座：5 樓至 12 樓、15 樓至 20 樓 A、B 單位; 21 樓至 22 樓 A 單位 第 3A 座：5 樓至 12 樓、15 樓至 20 樓 C 單位; 21 樓 B 單位及 22 樓 A 單位 複合木牆腳線 第 3A 座: 5 樓至 12 樓、15 樓至 20 樓 A、B、D、E 單位；21 樓 A、D、E 單位；22 樓 D、E 單位

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
d.	Bathroom	Type of finishes	Natural stone on exposed surfaces Walls behind vanity counters are finished with ceramic tiles For Master Bathroom of the following flats, mirror panel with stainless steel frame, timber veneer and stainless steel finish are equipped on exposed surfaces : Tower 3A : Flat A, B, C, D, E, F on 5/F-12/F, 15/F-20/F For Master Bathroom of the following flats, mirror panel with stainless steel frame are equipped on exposed surfaces : Tower 3 : Flat A on 21/F-22/F For Master Bathroom of the following flats, mirror panel with stainless steel frame and stainless steel finish are equipped on exposed surfaces : Tower 3 : Flat A, B on 5/F-12/F, 15/F-20/F Tower 3A : Flat A, B, D, E, F on 21/F; Flat A, D, E, F on 22/F For Bathroom 2 of the following flats, metal panel are equipped on exposed surfaces : Tower 3A : Flat B on 21/F For Bathroom 2 of the following flats, mirror panel with stainless steel frame and stainless steel finish are equipped on exposed surfaces : Tower 3 : Flat A, B on 5/F-12/F, 15/F-20/F; Flat A on 21/F-22/F Tower 3A : Flat A on 22/F For Bathroom 3 of the following flats, metal panel is equipped on exposed surfaces : Tower 3 : Flat A on 21/F-22/F	Natural stone	Gypsum board finished with emulsion paint and aluminum ceiling For Master Bathroom of the following flats, partially finished with natural stone, mirror panel with stainless steel frame: Tower 3 : Flat A on 5/F-12/F, 15/F-22/F For Master Bathroom of the following flats, partially finished with mirror panel with stainless steel frame : Tower 3A : Flat A, B, C, D, E, F on 5/F-12/F, 15/F-20/F; Flat A, D, E, F on 21/F; Flat D, E, F on 22/F For Bathroom 2 of the following flats, partially finished with mirror panel with stainless steel frame : Tower 3: Flat A on 21/F-22/F Tower 3A: Flat A on 22/F
		Whether the wall finishes run up to the ceiling	Up to level of false ceiling		

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
d.	浴室	裝修物料的類型	於外露位置鋪砌天然石 地櫃背之牆身鋪砌瓷磚 以下單位之主人浴室於外露位置裝設鏡飾面板連不銹鋼框、木皮飾面及不銹鋼飾面： 第 3A 座：5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F 單位 以下單位之主人浴室於外露位置裝設鏡飾面板連不銹鋼框： 第 3 座：21 樓至 22 樓 A 單位 以下單位之主人浴室於外露位置裝設鏡飾面板連不銹鋼框及不銹鋼飾面： 第 3 座：5 樓至 12 樓、15 樓至 20 樓 A、B 單位 第 3A 座：21 樓 A、B、D、E、F 單位；22 樓 A、D、E、F 單位 以下單位之浴室 2 於外露位置裝設金屬飾面板： 第 3A 座：21 樓 B 單位 以下單位之浴室 2 於外露位置裝設鏡飾面板連不銹鋼框及不銹鋼飾面： 第 3 座：5 樓至 12 樓、15 樓至 20 樓 A、B 單位；21 樓至 22 樓 A 單位 第 3A 座： 22 樓 A 單位 以下單位之浴室 3 於外露位置裝設金屬飾面板： 第 3 座：21 樓至 22 樓 A 單位	天然石	石膏板面髹上乳膠漆及鋁質天花 以下單位之主人浴室部份鋪砌天然石、鏡飾面板連不銹鋼框： 第 3 座：5 樓至 12 樓、15 樓至 22 樓 A 單位 以下單位之主人浴室部份鋪砌鏡飾面板連不銹鋼框： 第 3A 座：5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F 單位；21 樓 A、D、E、F 單位；22 樓 D、E、F 單位 以下單位之浴室 2 部份鋪砌鏡飾面板連不銹鋼框： 第 3 座：21 樓至 22 樓 A 單位 第 3A 座： 22 樓 A 單位
		牆壁的裝修物料是否鋪至天花板	鋪至假天花底		

2. Interior Finishes

Item		Description				
			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes	Natural stone, stainless steel panel and mirror finish with metal frame on exposed surfaces (Applicable to all flats of Tower 3) Reconstituted stone on exposed surfaces (Applicable to Tower 3A: Flat C on 5/F-12/F, 15/F-20/F) Reconstituted stone, metal finish and glass finish on exposed surfaces (Applicable to Tower 3A: Flat B on 5/F-12/F, 15/F-20/F; Flat A, D on 5/F-12/F, 15/F-21/F; Flat E, F on 5/F-12/F, 15/F-22/F) Reconstituted stone, metal finish, mirror finish and emulsion paint on exposed surfaces (Applicable to Tower 3A: Flat B on 21/F) Reconstituted stone, metal finish and mirror finish on exposed surfaces Applicable to Tower 3A: Flat A, D on 22/F) Walls behind kitchen cabinets are finished with ceramic tiles	Natural stone (Applicable to all flats of Tower 3; Flat B on 21/F and Flat A on 22/F of Tower 3A) Reconstituted stone (Applicable to Tower 3A: Flat A, B, C, D, E, F on 5/F-12/F, 15/F-20/F; Flat A, D, E, F on 21/F; Flat D, E, F on 22/F)	Gypsum board with emulsion paint and aluminum ceiling	Reconstituted stone
		Whether the wall finishes run up to the ceiling	Up to level of false ceiling			

2. 室內裝修物料

細項		描述				
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	於外露位置鋪砌天然石、不銹鋼飾面板及鏡飾面連金屬框 (適用於第 3 座所有單位) 於外露位置鋪砌人造石 (適用於第 3A 座：5 樓至 12 樓、15 樓至 20 樓 C 單位) 於外露位置鋪砌人造石、金屬飾面及玻璃飾面 (適用於第 3A 座：5 樓至 12 樓、15 樓至 20 樓 B 單位；5 樓至 12 樓、15 樓至 21 樓 A、D 單位；5 樓至 12 樓、15 樓至 22 樓 E、F 單位) 於外露位置鋪砌人造石、金屬飾面、鏡飾面及髹上乳膠漆 (適用於第 3A 座：21 樓 B 單位) 於外露位置鋪砌人造石、金屬飾面及鏡飾面 (適用於第 3A 座：22 樓 A、D 單位) 廚櫃背之牆身鋪砌瓷磚	天然石 (適用於第 3 座所有單位；第 3A 座 21 樓 B 單位及 22 樓 A 單位) 人造石 (適用於第 3A 座：5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F 單位; 21 樓 A、D、E、F 單位; 22 樓 D、E、F 單位)	石膏板面髹上乳膠漆及鋁質天花	人造石
		牆壁的裝修物料是否鋪至天花板	鋪至假天花底			

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

3. Interior Fittings (Tower 3)

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Main Entrance door	Solid core timber door	Timber veneer, metal strip and metal panel	Door viewer, door closer, lockset and door stopper
		Back door	Fire-rated solid core timber door	Timber veneer and metal strip	Door viewer, door closer, lockset and door stopper
		Master Bedroom door	Solid core timber door	Timber veneer and metal strip	Lockset and door stopper
		Bedroom 2 door	Solid core timber door	Timber veneer and metal strip	Lockset and door stopper
		Bedroom 3 door	Solid core timber door	Timber veneer and metal strip	Lockset and door stopper
		Bedroom 4 door	Solid core timber door	Timber veneer and metal strip	Lockset and door stopper
		Master Bathroom door	Timber frame with glass sliding door (Applicable to Flat A on 5/F-12/F, 15/F-22/F) Solid core timber door (Applicable to Flat B on 5/F-12/F, 15/F-20/F)	Timber veneer, metal strip and glass Timber veneer, plastic laminate and metal strip	Lockset Lockset and door stopper
		Bathroom 2 door	Solid core timber door (Applicable to Flat B on 5/F-12/F, 15/F-20/F; Flat A on 21/F-22/F) Solid core timber door with timber louvre (Applicable to Flat A on 5/F-12/F, 15/F-20/F)	Timber veneer, plastic laminate and metal strip	Lockset and door stopper

3. 室內裝置 (第 3 座)

細項		描述			
			用料	裝修物料	配件
a.	門	單位大門	實心木門	木皮飾面、金屬條及金屬飾面板	防盜眼、門鼓、門鎖及門擋
		單位後門	防火實心木門	木皮飾面及金屬條	防盜眼、門鼓、門鎖及門擋
		主人睡房門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 2 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 3 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 4 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		主人浴室門	木框配玻璃趟門 (適用於 5 樓至 12 樓、15 樓至 22 樓 A 單位) 實心木門 (適用於 5 樓至 12 樓、15 樓至 20 樓 B 單位)	木皮飾面及金屬條及玻璃 木皮飾面、膠板及金屬條	門鎖 門鎖及門擋
		浴室 2 門	實心木門 (適用於 5 樓至 12 樓、15 樓至 20 樓 B 單位；21 樓至 22 樓 A 單位) 實心木門連木百葉 (適用於 5 樓至 12 樓、15 樓至 20 樓 A 單位)	木皮飾面、膠板及金屬條	門鎖及門擋

3. Interior Fittings (Tower 3)

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Bathroom 3 door	Solid core timber sliding door with timber louvre	Timber veneer, plastic laminate and metal strip	Lockset and door stopper
		Powder Room door	Solid core timber door with timber louvre	Timber veneer, plastic laminate and metal strip	Lockset and door stopper
		Kitchen door	Fire-rated solid core timber door with fire-rated glass vision panel	Timber veneer and metal finish with glass vision panel	Door handle, door closer and door stopper
		Utility door	Solid core timber door	Mirror panel with metal frame, metal panel and timber veneer	Lockset, door closer and door stopper
		Lavatory door	Aluminum frame with tempered glass door	Powder coated aluminum frame with etched tempered glass	Lockset
		Store Room door	Timber door	Emulsion paint	Door handle and door closer
		Balcony door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Utility Platform door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Flat Roof door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Roof door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper

3. 室內裝置 (第 3 座)

細項		描述			
			用料	裝修物料	配件
a.	門	浴室 3 門	實心木趟門連木百葉	木皮飾面、膠板及金屬條	門鎖及門擋
		化妝間門	實心木門連木百葉	木皮飾面、膠板及金屬條	門鎖及門擋
		廚房門	防火實心木門配防火玻璃視窗	木皮飾面及金屬飾面配玻璃視窗	門拉手、門鼓及門擋
		工作間門	實心木門	鏡飾面板連金屬框、金屬飾面板及木皮飾面	門鎖、門鼓及門擋
		洗手間門	鋁質框配鋼化玻璃門	粉末塗層鋁質框配霧面鋼化玻璃	門鎖
		儲物房門	木門	乳膠漆	門拉手及門鼓
		露台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		工作平台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		平台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		天台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋

3. Interior Fittings (Tower 3A)

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Main Entrance door	Fire-rated solid core timber door	Timber veneer and metal strip	Door viewer, door closer, lockset and door stopper
		Master Bedroom door	Solid core timber door	Timber veneer and metal strip	Lockset and door stopper
		Bedroom 2 door	Solid core timber door	Timber veneer and metal strip	Lockset and door stopper
		Master Bathroom door	Solid core timber door (Applicable to Flat A, B on 5/F-12/F, 15/F-20/F; Flat A on 21/F) Solid core timber door with timber louvre (Applicable to Flat C, D, E, F on 5/F-12/F, 15/F-20/F; Flat B, D, E, F on 21/F; Flat A, D, E, F on 22/F)	Timber veneer, plastic laminate and metal finish	Lockset and door stopper
		Bathroom 2 door	Solid core timber door with timber louvre	Timber veneer, plastic laminate and metal finish	Lockset and door stopper
		Store Room door	Solid core timber door	Timber veneer and metal strip	Lockset and door stopper
		Corridor door	Stainless steel frame with glass door (Applicable to Flat A, B on 5/F-12/F, 15/F-20/F; Flat A on 21/F)	Glass and stainless steel frame	Door handle and door stopper
		Balcony door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Utility Platform door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Flat Roof door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper

3. 室內裝置 (第 3A 座)

細項		描述			
			用料	裝修物料	配件
a.	門	單位大門	防火實心木門	木皮飾面及金屬條	防盜眼、門鼓、門鎖及門擋
		主人睡房門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 2 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		主人浴室門	實心木門 (適用於 5 樓至 12 樓、15 樓至 20 樓 A、B 單位；21 樓 A 單位) 實心木門連木百葉 (適用於 5 樓至 12 樓、15 樓至 20 樓 C、D、E、F 單位；21 樓 B、D、E、F 單位；22 樓 A、D、E、F 單位)	木皮飾面、膠板及金屬飾面	門鎖及門擋
		浴室 2 門	實心木門連木百葉	木皮飾面、膠板及金屬飾面	門鎖及門擋
		儲物房門	實心木門	木皮飾面及金屬條	門鎖及門擋
		走廊門	不銹鋼框配玻璃門 (適用於 5 樓至 12 樓、15 樓至 20 樓 A、B 單位; 21 樓 A 單位)	玻璃及不銹鋼框	門拉手及門擋
		露台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		工作平台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		平台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋

3. Interior Fittings

Item		Description			
		Fittings & Equipment		Type	Material
b.	Bathrooms	(i) Type and material of fittings and equipment (if applicable)	Cabinet	Basin countertop	Natural stone
				Basin cabinet	Wooden cabinet with plastic laminate, fabric, leather finish with aluminum frame and mirror panel with aluminum frame Applicable to following flats: Tower 3 Master Bathroom of Flat A, B on 5/F-12/F, 15/F-20/F Tower 3A Master Bathroom of Flat B on 21/F; Master Bathroom of Flat A on 22/F Wooden cabinet with plastic laminate, fabric and leather finish with aluminum frame Applicable to following flats: Tower 3 Master Bathroom of Flat A on 21/F-22/F Wooden cabinet with plastic laminate and mirror finish with aluminum frame Applicable to following flats: Tower 3 Bathroom 3 of Flat A on 5/F-12/F, 15/F-20/F Tower 3A Master Bathroom of Flat A, B, C, D, E, F on 5/F-12/F, 15/F-20/F; Master Bathroom of Flat A, D, E, F on 21/F; Master Bathroom of Flat D, E, F on 22/F; Bathroom 2 of Flat B on 21/F

3. 室內裝置

細項		描述			
		裝置及設備		類型	用料
b.	浴室	(i) 裝置及設備的類型及用料(如適用)	櫃	洗手盆檯面	天然石
				洗手盆櫃	膠板、布藝、皮飾面連鋁質框及鏡飾面板連鋁質框木製櫃 適用於以下單位： 第 3 座 5 樓至 12 樓、15 樓至 20 樓 A、B 單位主人浴室 第 3A 座 21 樓 B 單位主人浴室；22 樓 A 單位主人浴室 膠板、布藝及皮飾面連鋁質框木製櫃 適用於以下單位： 第 3 座 21 樓至 22 樓 A 單位主人浴室 膠板及鏡飾面連鋁質框木製櫃 適用於以下單位: 第 3 座 5 樓至 12 樓、15 樓至 20 樓 A 單位浴室 3 第 3A 座 5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F 單位主人浴室; 21 樓 A、D、E、F 單位主人浴室; 22 樓 D、E、F 單位主人浴室; 21 樓 B 單位浴室 2

3. Interior Fittings

Item		Description			
		Fittings & Equipment		Type	Material
b.	Bathrooms	(i) Type and material of fittings and equipment (if applicable)	Cabinet	Basin cabinet	Wooden cabinet with plastic laminate, fabric and mirror finish with aluminum frame Applicable to following flats: Tower 3 Bathroom 2 of Flat A, B on 5/F-12/F, 15/F-20/F; Bathroom 2 and Bathroom 3 of Flat A on 21/F-22/F Tower 3A Bathroom 2 of Flat A on 22/F Wooden tray finished with paint and fabric Applicable to following flats: Tower 3 Bathroom 3 of Flat A on 21/F-22/F Tower 3A Bathroom 2 of Flat B on 21/F
				Mirror cabinet	Wooden cabinet with mirror panel, aluminum finish, metal frame and plastic laminated finish
			Bathroom fittings and equipment	Wash basin mixer	Chrome plated
				Water closet	Vitreous china
				Wash basin	Vitreous china
				Shower set	Chrome plated
				Shower compartment	Tempered glass

3. 室內裝置

細項		描述			
		裝置及設備		類型	用料
b.	浴室	(i) 裝置及設備的類型及用料(如適用)	櫃	洗手盆櫃	膠板、布藝及鏡飾面連鋁質框木製櫃 適用於以下單位: 第 3 座 5 樓至 12 樓、15 樓至 20 樓 A、B 單位浴室 2; 21 樓至 22 樓 A 單位浴室 2 及浴室 3 第 3A 座 22 樓 A 單位浴室 2 噴漆及布藝飾面木製托盤 適用於以下單位: 第 3 座 21 樓至 22 樓 A 單位浴室 3 第 3A 座 21 樓 B 單位浴室 2
				鏡櫃	鏡飾面板、鋁飾面、金屬框及膠板飾面木製櫃
			浴室裝置及設備	洗手盆水龍頭	鍍鉻
				坐廁	瓷
				洗手盆	瓷
				花灑套裝	鍍鉻
				淋浴間	鋼化玻璃

3. Interior Fittings

Item		Description			
		Fittings & Equipment		Type	Material
b.	Bathrooms	(i) Type and material of fittings and equipment (if applicable)	Bathroom fittings and equipment	Towel bar	Chrome plated Applicable to following flats: Tower 3 Master Bathroom and Bathroom 2 of Flat B on 5/F-12/F, 15/F-20/F; Bathroom 2 of Flat A on 5/F-12/F, 15/F-20/F; Master Bathroom and Bathroom 2 of Flat A on 21/F-22/F Tower 3A Master Bathroom of Flat A, B, C, D, E, F on 5/F-12/F, 15/F-20/F; Master Bathroom of Flat A, B, D, E, F on 21/F; Master Bathroom of Flat D, E, F on 22/F; Master Bathroom and Bathroom 2 of Flat A on 22/F
				Paper holder	Chrome plated
				Robe hook	Chrome plated Applicable to following flats: Tower 3 Master Bathroom of Flat B on 5/F-12/F, 15/F-20/F; Bathroom 2 of Flat A on 21/F-22/F Tower 3A Master Bathroom of Flat F on 5/F-12/F, 15/F-22/F; Bathroom 2 of Flat A on 22/F
				Illuminated Mirror	Chrome plated Applicable to following flats: Tower 3 Master Bathroom of all Flats Tower 3A Master Bathroom of Flat B on 21/F; Master Bathroom of Flat A on 22/F

3. 室內裝置

細項		描述			
		裝置及設備		類型	用料
b.	浴室	(i) 裝置及設備的類型及用料(如適用)	浴室裝置及設備	毛巾棍	鍍鉻 適用於以下單位: 第 3 座 5 樓至 12 樓、15 樓至 20 樓 B 單位主人浴室及浴室 2; 5 樓至 12 樓、15 樓至 20 樓 A 單位浴室 2; 21 樓至 22 樓 A 單位主人浴室及浴室 2 第 3A 座 5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F 單位主人浴室; 21 樓 A、B、D、E、F 單位主人浴室; 22 樓 D、E、F 單位主人浴室; 22 樓 A 單位主人浴室及浴室 2
				廁紙架	鍍鉻
				掛勾	鍍鉻 適用於以下單位: 第 3 座 5 樓至 12 樓、15 樓至 20 樓 B 單位主人浴室; 21 樓至 22 樓 A 單位浴室 2 第 3A 座 5 樓至 12 樓、15 樓至 22 樓 F 單位主人浴室; 22 樓 A 單位浴室 2
				照明鏡	鍍鉻 適用於以下單位： 第 3 座 所有單位主人浴室 第 3A 座 21 樓 B 單位主人浴室；22 樓 A 單位主人浴室

3. Interior Fittings

Item		Description			
		Fittings & Equipment		Type	Material
b.	Bathrooms	(i) Type and material of fittings and equipment (if applicable)	Bathroom fittings and equipment	Accessories Tray	Stainless steel and reconstituted stone Applicable to following flats: Tower 3 Bathroom 2 of Flat A on 5/F-12/F, 15/F-20/F; Master Bathroom and Bathroom 2 of Flat B on 5/F-12/F, 15/F-20/F; Bathroom 2 of Flat A on 21/F-22/F Tower 3A Master Bathroom of Flat A, B, C, D, E, F on 5/F-12/F, 15/F-20/F; Master Bathroom of Flat A, B, D, E, F on 21/F; Master Bathroom of Flat D, E, F on 22/F; Master Bathroom and Bathroom 2 of Flat A on 22/F
				Shower Curtain Rail	Metal Applicable to following flats: Tower 3 Bathroom 2 of Flat A,B on 5/F-12/F, 15/F-20/F; Bathroom 2 of Flat A on 21/F-22/F Tower 3A Master Bathroom of Flat B on 21/F; Master Bathroom of Flat A on 22/F
		(ii) Type and material of water supply system		Cold water supply	Copper water pipes with thermal insulation
				Hot water supply	Copper water pipes with thermal insulation
		(iii) Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
			Bath tub	Bath tub	Please see description 3b(iv) below

3. 室內裝置

細項		描述			
		裝置及設備		類型	用料
b.	浴室	(i) 裝置及設備的類型及用料(如適用)	浴室裝置及設備	配件托盤	不銹鋼及人造石 適用於以下單位: 第 3 座 5 樓至 12 樓、15 樓至 20 樓 A 單位浴室 2; 5 樓至 12 樓、15 樓至 20 樓 B 單位主人浴室及浴室 2; 21 樓至 22 樓 A 單位浴室 2 第 3A 座 5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F 單位主人浴室; 21 樓 A、B、D、E、F 單位主人浴室; 22 樓 D、E、F 單位主人浴室; 22 樓 A 單位主人浴室及浴室 2
				浴簾路軌	金屬 適用於以下單位: 第 3 座 5 樓至 12 樓、15 樓至 20 樓 A、B 單位浴室 2; 21 樓至 22 樓 A 單位浴室 2 第 3A 座 21 樓 B 單位主人浴室; 22 樓 A 單位主人浴室
		(ii) 供水系統的類型及用料		冷水供應	配有隔熱層之銅喉
				熱水供應	配有隔熱層之銅喉
		(iii) 沐浴設施類型及用料 (包括花灑或浴缸，如適用)	花灑	花灑套裝	鍍鉻
			浴缸	浴缸	請參閱下文 3b(iv) 之描述

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

3. Interior Fittings

Item		Description	
		Fittings & Equipment	Size
b.	Bathroom	(iv) Size of bath tub	Enameled cast-iron bathtub 1700mm(L) x 800mm(W) x 460mm(H) Master Bathroom of Flat A on 5/F-12/F, 15/F-20/F of Tower 3 Enameled cast-iron bathtub 1600mm(L) x 750mm(W) x 460mm(H) Master Bathroom of Flat B on 5/F -12/F, 15/F-20/F of Tower 3 Enameled cast-iron bathtub 1500mm(L) x 750mm(W) x 460mm(H) Bathroom 2 of Flat A, B on 5/F-12/F, 15/F-20/F and Flat A on 21/F-22F of Tower 3 Master Bathroom of Flat B on 21/F; Flat A on 22/F of Tower 3A Reconstituted stone bathtub 1900mm(L) x 950mm(W) x 672mm(H) to 830mm(H) Master Bathroom of Flat A on 21/F-22/F of Tower 3

3. 室內裝置

細項		描述	
		裝置及設備	尺寸
b.	浴室	(iv) 浴缸大小	搪瓷鑄鐵浴缸 1700 毫米(長)x 800 毫米(闊)x 460 毫米(高) 第 3 座 5 樓至 12 樓、15 樓至 20 樓 A 單位主人浴室 搪瓷鑄鐵浴缸 1600 毫米(長)x 750 毫米(闊)x 460 毫米(高) 第 3 座 5 樓至 12 樓、15 樓至 20 樓 B 單位主人浴室 搪瓷鑄鐵浴缸 1500 毫米(長)x 750 毫米(闊)x 460 毫米(高) 第 3 座 5 樓至 12 樓、15 樓至 20 樓 A、B 單位浴室 2 及 21 樓至 22 樓 A 單位浴室 2 第 3A 座 21 樓 B 單位; 22 樓 A 單位主人浴室 人造石浴缸 1900 毫米(長)x 950 毫米(闊)x 672 毫米(高)至 830 毫米(高) 第 3 座 21 樓至 22 樓 A 單位主人浴室

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

3. Interior Fittings

Item		Description		
			Material	
c.	Kitchen	(i) Sink Unit	Stainless steel	
		(ii) Water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply	
			Material	Finishes
		(iii) Kitchen cabinet	Wooden cabinet	Plastic laminate, aluminum finish and aluminum finish door panel (Applicable to Flat A on 5/F-12/F, 15/F-22/F of Tower 3; Flat D on 22/F of Tower 3A) Plastic laminate, aluminum finish, mirror panel with aluminum door frame and aluminum finish door panel (Applicable to Flat B on 5/F-12/F, 15/F-20/F of Tower 3; Flat B on 21/F and Flat A on 22/F of Tower 3A) Plastic laminate, glass panel, high gloss lacquer paint panel and aluminum door frame (Applicable to Flat A, B, C, D, E, F on 5/F-12/F, 15/F-20/F; Flat A, D, E, F on 21/F; Flat E, F on 22/F of Tower 3A)
		(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer
			Other equipment	All flats with Open Kitchen are fitted with the following fire services installations and equipment: sprinkler heads in the Open Kitchen and addressable smoke detectors with sounder base near open kitchen.

3. 室內裝置

細項		描述		
			用料	
c.	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	冷水喉及熱水喉均採用配有隔熱層之銅喉	
			用料	裝修物料
		(iii) 廚櫃	木製櫃	膠板、鋁飾面及鋁飾面門板 (適用於第 3 座 5 樓至 12 樓、15 樓至 22 樓 A 單位；第 3A 座 22 樓 D 單位) 膠板、鋁飾面、鏡飾面板連鋁質門框及鋁飾面門板 (適用於第 3 座 5 樓至 12 樓、15 樓至 20 樓 B 單位；第 3A 座 21 樓 B 單位及 22 樓 A 單位) 膠板、玻璃飾面板、高光烤漆飾面板及鋁質門框 (適用於第 3A 座：5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F 單位; 21 樓 A、D、E、F 單位；22 樓 E、F 單位)
		(iv) 所有其他裝置及設備的類型	其他裝置	鍍鉻冷熱水龍頭
			其他設備	所有設有開放式廚房的單位配置以下消防裝置及設備：開放式廚房內的消防花灑頭及開放式廚房附近的可定位消防蜂鳴式煙霧探測器。

3. Interior Fittings

Item		Description		
			Type	Material
d.	Bedroom	Type and material of fittings (Including built-in wardrobe)	Built-in wardrobe (Applicable to Master Bedroom of following flats: Flat A, B on 5/F -12/F, 15/F-20/F; Flat A on 21/F-22/F of Tower 3 and Flat A on 20/F of Tower 3A)	Wooden wardrobe with laminated glass with aluminum painted frame and handle, plastic laminate and vinyl finish (Applicable to Master Bedroom of following flats: Flat A, B on 5/F-12/F, 15/F-20/F and Flat A on 21/F-22/F of Tower 3) Wooden wardrobe with timber veneered panel, glass and metal (Applicable to Master Bedroom of following flat: Flat A on 20/F of Tower 3A)
			Curtain Rail	Metal
e.	Telephone	Location and number of connection points	Please refer to the "Schedule for Mechanical & Electrical Provisions"	
f.	Aerials	Location and number of connection points	Please refer to the "Schedule for Mechanical & Electrical Provisions"	
g.	Electrical installations	(i) Electrical fittings (Including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with miniature circuit breaker distribution board is provided in all flats
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for Mechanical & Electrical Provisions"	
h.	Gas supply	Type	Towngas (Not applicable to Tower 3A)	
		System	Gas supply pipe is provided and connected to gas hob and gas water heater for all flats (Not applicable to Tower 3A)	
		Location	For the location of gas connection points, please refer to the "Schedule for Mechanical & Electrical Provisions"	

Note:

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

3. 室內裝置

細項		描述		
			類型	用料
d.	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃 (適用於以下單位的主人睡房: 第 3 座 5 樓至 12 樓、15 樓至 20 樓 A、B 單位;21 樓至 22 樓 A 單位及第 3A 座 20 樓 A 單位)	夾層玻璃配鋁質噴漆框連手柄、膠板及仿皮革飾面木製衣櫃 (適用於以下單位的主人睡房: 第 3 座 5 樓至 12 樓、15 樓至 20 樓 A、B 單位及 21 樓至 22 樓 A 單位) 木皮飾面板、玻璃及金屬木製衣櫃 (適用於以下單位的主人睡房: 第 3A 座 20 樓 A 單位)
			窗簾路軌	金屬
e.	電話	接駁點的位置及數目	請參考「機電裝置說明表」	
f.	天線	接駁點的位置及數目	請參考「機電裝置說明表」	
g.	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供電制及插座之面板
			安全裝置	三相電力並裝妥微型斷路器提供於所有單位
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 [1]	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置說明表」	
h.	氣體供應	類型	煤氣 (不適用於第 3A 座)	
		系統	所有單位已提供煤氣喉並接駁煤氣煮食爐及煤氣熱水爐 (不適用於第 3A 座)	
		位置	煤氣接駁點的位置請參閱「機電裝置說明表」	

備註：

1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假樑、貯存櫃、覆蓋層、非混凝土間牆、指定之管道槽或其他物料遮蓋或暗藏。

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

3. Interior Fittings

Item		Description	
i.	Washing machine connection point	Location	Please refer to the "Schedule for Mechanical & Electrical Provisions"
		Design	Drain point and water point are provided for washer dryer
j.	Water supply	Material of water pipes	Copper water pipes with thermal insulation are provided for cold water supply and hot water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed [1]
		Whether hot water is available	Hot water supply to kitchen, bathroom, powder room and lavatory

Note:

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

3. 室內裝置

細項		描述	
i.	洗衣機接駁點	位置	請參閱「機電裝置說明表」
		設計	設有洗衣乾衣機來、去水接駁喉位
j.	供水	水管的用料	冷水喉及熱水喉均採用配有隔熱層之銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 [1]
		有否熱水供應	廚房、浴室、化妝間及洗手間有熱水供應

備註：

1. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假樑、貯存櫃、覆蓋層、非混凝土間牆、指定之管道槽或其他物料遮蓋或暗藏。

4. Miscellaneous

Item		Description		
a.	Lifts	(i) Brand name and model number	Brand Name	OTIS
			Model Number	Gen2-REGEN (Applicable to Lift No. P-L11, 12; T-L24, 25, 26, 27, 28)
		(ii) Number of Lifts		7
		(iii) Floors served by them	Shuttle lift access to podium (3/F)	Lift No. P-L11, 12: B2/F, G/F, 3/F
			Tower	Lift No. T-L24: 3/F-20/F (Tower 3) Lift No. T-L25: 3/F-22/F (Tower 3) Lift No. T-L26: B2/F, G/F, 3/F-22/F (Tower 3) Lift No. T-L27: 3/F-22/F, R/F (Tower 3A) Lift No. T-L28: 3/F-22/F (Tower 3A) (4/F, 13/F and 14/F are omitted in each tower)
b.	Letter box	Material		Stainless steel
c.	Refuse collection	(i) Means of refuse collection		Collected by cleaners
		(ii) Location of refuse room		Refuse Storage and Material Recovery Room are provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber are provided on B2/F

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

4. 雜項

細項		描述		
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯
			產品型號	Gen2-REGEN (適用於 P-L11、12 號; T-L24、25、26、27、28 號升降機)
		(ii) 升降機的數目		7
		(iii) 升降機到達的樓層	通往平台(3 樓)之穿梭升降機	P-L11、12 號升降機：地庫 2 層、地下、3 樓
			大廈	T-L24 號升降機: 3 樓至 20 樓(第 3 座) T-L25 號升降機: 3 樓至 22 樓(第 3 座) T-L26 號升降機: 地庫 2 層、地下、3 樓至 22 樓(第 3 座) T-L27 號升降機: 3 樓至 22 樓、天台(第 3A 座) T-L28 號升降機: 3 樓至 22 樓(第 3A 座) (每座均不設 4 樓、13 樓及 14 樓)
b.	信箱	用料		不銹鋼
c.	垃圾收集	(i) 垃圾收集的方法		由清潔工人收集垃圾
		(ii) 垃圾房的位置		各住宅層之公用地方均設有垃圾及物料回收房。另垃圾及物料回收站設於地庫 2 層

賣方承諾如期數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。

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

4. Miscellaneous

Item		Description			
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i) Location	<u>Tower 3:</u> Meters for all flats inside Water Meter Cabinet on each floor <u>Tower 3A:</u> Meters for all flats inside Water Meter Cabinet of Tower 3 on each floor	Inside Electric Meter Room of Tower 3A on each floor (Except meters for 22/F of Tower 3 is located on 21/F of Tower 3A)	Inside Kitchen (Not applicable to all flats in Tower 3A)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項

細項		描述			
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置	<u>第 3 座:</u> 各單位水錶設於每層之水錶櫃 <u>第 3A 座:</u> 各單位水錶設於第 3 座每層之水錶櫃	設於第 3A 座每層之電錶房 (除第 3 座 22 樓電錶設於第 3A 座 21 樓外)	設於各廚房內 (不適用於第 3A 座所有單位)
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

5. Security Facilities

Item	Description	
Security system and equipment	Access control and security system	Access card reader are installed at 3/F residential entrance lobby, residential clubhouse and residential lift cars for resident access. Colour display screen video door phone is provided in all residential units.
	CCTV	CCTV cameras are provided at residential entrance lobby, roofs and all lifts connecting directly to the 3/F residential entrance lobby counter
	Colour display screen video door phone connecting to 3/F residential entrance lobby counter is installed in each residential unit	

5. 保安設施

細項	描述	
保安系統及設備	入口通道控制及保安系統	3 樓住宅入口大堂、住客會所及住客升降機裝有智能讀咭機供住戶出入使用。各住宅單位內裝配彩色屏幕視像對講機。
	閉路電視	住宅入口大堂、天台及各升降機均裝有閉路電視連接 3 樓住宅入口大堂前台
	各住宅單位均裝配彩色屏幕視像對講機，連接 3 樓住宅入口大堂前台	

6. Appliances Schedule (Tower 3)　設備說明表 (第 3 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位					
			Indoor Unit 室內機	Outdoor Unit 室外機	5/F 5 樓		6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
					A	B	A	B	A	A
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS50FAV2C	3MXS80AA(*)	-	✓	-	✓	-	-
			CDXS60FAV2C	3MXS80AA(*)	✓	-	✓	-	-	-
				4MXS100AA(*)	-	-	-	-	✓	✓
			FDXS60CVMA	RXS60FVMA	✓	-	✓	-	✓	✓
			FDXS50CVMA	RXS50FVMA	-	✓	-	✓	✓	✓
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS60FAV2C	4MXS100AA(*)	✓	-	✓	-	-	-
			CDXS50FAV2C	3MXS80AA(*)	-	✓	-	✓	✓	✓
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS35EVMA	4MXS100AA(*)	✓	-	✓	-	✓	✓
			FTXS25EVMA	3MXS80AA(*)	-	✓	-	✓	-	-
			FTXS50EVMA	RXS50FVMA	-	-	-	-	✓	-
			FTXS60EVMA	RXS60FVMA	-	-	-	-	-	✓
Bedroom 3 睡房 3	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	4MXS100AA(*)	✓	-	✓	-	-	-
				3MXS80AA(*)	-	-	-	-	✓	✓
			FTXS35EVMA	3MXS80AA(*)	-	✓	-	✓	-	-

Note : The symbol (✓) as shown in the above table denotes “Provided”.
The symbol (-) as shown in the above table denotes “Not provided”.
The symbol (/) as shown in the above table denotes ”Not applicable”.
The symbol (*) as shown in the above table denotes ”Shared type outdoor unit ”.
The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

備註: 上表內之(✓) 符號代表“有提供”
上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”
上表內之(*) 符號代表“共用室外機”
賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. Appliances Schedule (Tower 3)　設備說明表 (第 3 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位					
			Indoor Unit 室內機	Outdoor Unit 室外機	5/F 5 樓		6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
					A	B	A	B	A	A
Bedroom 4 睡房 4	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS35EVMA	4MXS100AA(*)	✓	/	✓	/	-	-
			FTXS25EVMA	3MXS80AA(*)	-	/	-	/	✓	✓
Utility 工作間	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	-	✓	-	✓	-	-
				4MXS100AA(*)	✓	-	✓	-	✓	✓
Kitchen 廚房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS25FV2C	3MXS80AA	✓	✓	✓	✓	-	-
				4MXS100AA(*)	-	-	-	-	✓	✓

Note :　The symbol (✓) as shown in the above table denotes “Provided”.
The symbol (-) as shown in the above table denotes “Not provided”.
The symbol (/) as shown in the above table denotes ”Not applicable”.
The symbol (*) as shown in the above table denotes ”Shared type outdoor unit ”.
The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

備註:　上表內之(✓) 符號代表“有提供”
上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”
上表內之(*) 符號代表“共用室外機”
賣方承諾如期數中沒有安裝指明的品牌名稱或產品型號的升降機或設備，便會安裝品質相若的升降機或設備。

6. Appliances Schedule (Tower 3)　設備說明表 (第 3 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位					
				5/F 5 樓		6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
				A	B	A	B	A	A
Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1 i	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸爐	Miele	DG7440	✓	✓	✓	✓	-	-
	Steam Combination Oven 蒸焗爐	Miele	DGC 7440	-	-	-	-	✓	✓
	Oven 焗爐	Miele	H2860B	✓	✓	✓	✓	-	-
			H7264B	-	-	-	-	✓	✓
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	✓	✓	✓	✓	-	-
	Refrigerator 雪櫃	Miele	KFNS 37232iD	✓	✓	✓	✓	✓	✓
	Video Door Phone 視像對講機	Urmet	Nexo	✓	✓	✓	✓	✓	✓
	Gas Hob 煤氣煮食爐	Miele	CS 1018G	✓	✓	✓	✓	✓	✓
			CS 1013-1	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Miele	DA 5328W	✓	✓	✓	✓	✓	✓
	Dishwasher 洗碗碟機	Miele	G7150SCVi	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H (For Kitchen 用於廚房)	✓	✓	✓	✓	✓	✓
			FV-02NU1H (For Lobby 用於大堂)	✓	✓	✓	✓	-	-
	Router 路由器	TP Link	TL-HK479GPE-AC	✓	✓	✓	✓	✓	✓

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The symbol (-) as shown in the above table denotes “Not provided”.
The symbol (/) as shown in the above table denotes ”Not applicable”.
The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

備註: 上表內之(✓) 符號代表“有提供”
上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”
賣方承諾如期數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。

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

6. Appliances Schedule (Tower 3)　設備說明表 (第 3 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位					
				5/F 5 樓		6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
				A	B	A	B	A	A
Master Bathroom 主人浴室	Floor Heating System 地暖系統	Danfoss	-	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-05NU1H	✓	✓	✓	✓	✓	✓
Bathroom 2 浴室 2	Floor Heating System 地暖系統	Danfoss	-	-	-	-	-	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	✓	✓	✓	✓	-	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓	✓	✓	✓	✓	✓
Bathroom 3 浴室 3	Floor Heating System 地暖系統	Danfoss	-	-	/	-	/	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	-	/	-	/	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓	/	✓	/	✓	✓
Powder Room 化妝間	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	/	/	/	/	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	/	/	/	/	✓	✓
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-02NU1H	-	✓	-	✓	-	-
			FV-24CMH1	✓	-	✓	-	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	-	✓	-	✓	-
Utility 工作間	Washer 洗衣機	Miele	WKB120	✓	-	✓	-	✓	✓
	Dryer 乾衣機	Miele	TKB340WP	✓	-	✓	-	✓	✓
	Washer Dryer 洗衣乾衣機	Miele	WTH120WPM	-	✓	-	✓	-	-

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The symbol (/) as shown in the above table denotes ”Not applicable”.
The symbol (*) as shown in the above table denotes ”Shared type outdoor unit ”.
The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

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

6. Appliances Schedule (Tower 3)　設備說明表 (第 3 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位					
				5/F 5 樓		6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
				A	B	A	B	A	A
Master Bedroom 主人睡房	Cosmetic Cooler 化妝品雪櫃	Biszet	B7	✓	-	✓	-	-	-
Walk-in Closet 衣帽間	Cosmetic Cooler 化妝品雪櫃	Biszet	B7	/	/	/	/	✓	✓
Living Room and Dining Room 客廳及飯廳	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	✓	-	✓	-	-
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	-	-	-	✓	✓
	Wine Cellar 酒櫃	Miele	KWT 2611 VI	-	-	-	-	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-02NU1H (For Lobby 用於大堂)	-	-	-	-	✓	✓
	Refrigerator 雪櫃	Miele	KFNS 37232iD	-	-	-	-	✓	✓
Roof 天台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	/	/	/	/	/	✓

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

6. Appliances Schedule (Tower 3A)　設備說明表 (第 3A 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位											
			Indoor Unit 室內機	Outdoor Unit 室外機	5/F 5 樓						6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓					
					A	B	C	D	E	F	A	B	C	D	E	F
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FDXS50CVMA	RXS50FVMA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	RXS25EBVMA	✓	✓	-	✓	✓	/	✓	✓	-	✓	✓	/
			CDXS35FAV2C	3MXS80AA(*)	-	-	✓	-	-	/	-	-	✓	-	-	/
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	/	/	✓	/	/	/	/	/	✓	/	/	/

Note :　The symbol (✓) as shown in the above table denotes “Provided”.
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The symbol (*) as shown in the above table denotes ”Shared type outdoor unit ”.
The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

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賣方承諾如期數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。

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

6. Appliances Schedule (Tower 3A)　設備說明表 (第 3A 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位								
			Indoor Unit 室內機	Outdoor Unit 室外機	21/F 21 樓					22/F 22 樓			
					A	B	D	E	F	A	D	E	F
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS50FAV2C	4MXS100AA(*)	-	✓	-	-	-	-	-	-	-
			CDXS60FAV2C		-	✓	-	-	-	-	-	-	-
			FDXS60CVMA	RXS60FVMA	✓	-	✓	✓	-	✓	✓	✓	-
			FDXS50CVMA	RXS50FVMA	-	-	-	-	✓	-	-	-	✓
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS50FAV2C	4MXS100AA (*)	-	✓	-	-	/	-	-	-	/
			FDXS50CVMA	RXS50FVMA	-	-	-	-	/	✓	-	-	/
			FTXS35EVMA	4MXS100AA(*)	✓	-	-	-	/	-	-	-	/
			FTXS25EVMA	RXS25EBVMA	-	-	✓	✓	/	-	✓	✓	/
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS35EVMA	4MXS100AA(*)	/	✓	/	/	/	-	/	/	/
				3MXS80AA(*)	/	-	/	/	/	✓	/	/	/
Store Room 儲物房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	/	/	/	/	/	✓	/	/	/

Note : The symbol (✓) as shown in the above table denotes “Provided”.
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The symbol (/) as shown in the above table denotes ”Not applicable”.
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賣方承諾如期數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。

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

6. Appliances Schedule (Tower 3A)　設備說明表 (第 3A 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位											
				5/F 5 樓						6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓					
				A	B	C	D	E	F	A	B	C	D	E	F
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Gaggenau	VI232 120	-	-	-	-	-	✓	-	-	-	-	-	✓
			CI261 114	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Combination Oven 蒸焗爐	Gaggenau	BSP250 110	-	-	✓	-	-	-	-	-	✓	-	-	-
	Microwave Oven 微波爐	Gaggenau	BMP225 100	-	✓	-	-	-	-	-	✓	-	-	-	-
			BMP224 100	✓	-	-	-	-	-	✓	-	-	-	-	-
	Wine Cellar 酒櫃	Vintec	V20SGES3	✓	✓	✓	✓	✓	-	✓	✓	✓	✓	✓	-
	Cooker Hood 抽油煙機	Gaggenau	AF210 161	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Gaggenau	WD200 140	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Living Room and Dining Room 客廳及飯廳	Microwave Oven 微波爐	Gaggenau	BMP224 100	-	-	-	✓	✓	✓	-	-	-	✓	✓	✓
	Refrigerator 雪櫃	Gaggenau	RB280 303	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Router 路由器	TP Link	TL-HKR473GP-AC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Video Door Phone 視像對講機	Urmet	Nexo	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

6. Appliances Schedule (Tower 3A)　設備說明表 (第 3A 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位								
				21/F 21 樓					22/F 22 樓			
				A	B	D	E	F	A	D	E	F
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Gaggenau	VI232 120	-	-	-	-	✓	-	-	-	✓
		Gaggenau	CI262 114	✓	✓	✓	✓	-	✓	✓	✓	-
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Microwave Oven 微波爐	Gaggenau	BMP224 100	✓	-	-	-	✓	-	-	-	-
	Wine Cellar 酒櫃	Vintec	V20SGES3	-	-	✓	✓	-	-	✓	✓	-
	Refrigerator 雪櫃	Gaggenau	RB280 303	-	✓	-	-	-	✓	-	-	-
	Cooker Hood 抽油煙機	Gaggenau	AF210 161	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Gaggenau	WD200 140	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Microwave Combination Oven 微波焗爐	Gaggenau	BMP 251 100	-	✓	-	-	-	✓	-	-	-
	Wine Cellar 酒櫃	Vintec	V40SGEBK	✓	✓	-	-	-	✓	-	-	-

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6. Appliances Schedule (Tower 3A)　設備說明表 (第 3A 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位								
				21/F 21 樓					22/F 22 樓			
				A	B	D	E	F	A	D	E	F
Living Room and Dining Room 客廳及飯廳	Refrigerator 雪櫃	Gaggenau	RB280303	✓	-	✓	✓	✓	-	✓	✓	✓
	Microwave Oven 微波爐	Gaggenau	BMP224 100	-	-	✓	✓	✓	-	✓	✓	✓
	Video Door Phone 視像對講機	Urmet	Nexo	✓	✓	✓	✓	✓	✓	✓	✓	✓
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	✓	-	✓	✓	✓	-	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-05NU1H	-	-	-	-	-	✓	-	-	-
			FV-04NU1H	✓	✓	✓	✓	✓	-	✓	✓	✓
	Floor Heating System 地暖系統	Danfoss	-	-	✓	-	-	-	✓	-	-	-
Bathroom 2 浴室 2	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	/	✓	/	/	/	✓	/	/	/
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	/	✓	/	/	/	✓	/	/	/
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLi	/	✓	/	/	/	✓	/	/	/
	Floor Heating System 地暖系統	Danfoss	-	/	✓	/	/	/	✓	/	/	/

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7. Schedule for Mechanical & Electrical Provisions (Tower 3)　機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		3	3	3	3	8	10
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	3	3
	Telephone Outlet 電話插座		2	2	2	2	3	3
	Single Socket Outlet 單位插座		1	1	1	1	5	5
	Twin Socket Outlet 雙位插座		6	7	6	7	6	6
	Lighting Point 燈位		5	4	5	4	25	27
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		2	2	2	2	6	8
		Switch for Air-conditioner Unit 冷氣機開關掣	2	2	2	2	4	6
		Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	-	2	-	2	-	-
		Socket Outlet for Wine Cellar 酒櫃插座	-	-	-	-	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		-	-	-	-	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接線座	-	-	-	-	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	-	-	-	-	1	1
	Switch for Lobby Exhaust Fan 大堂抽氣扇開關掣		-	-	-	-	1	1
		Fused Spur Unit for Lobby Exhaust Fan 大堂抽氣扇接線座	-	-	-	-	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	2	2
	Data Point 網絡插座		1	1	1	1	1	1
		Socket Outlet for Refrigerator 雪櫃插座	-	-	-	-	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 3)　機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Lobby 大堂	Lighting Point 燈位		4	4	4	4	4	4
	Lighting Switch 燈掣		1	1	1	1	1	1
	Motion Sensor 移動感應器		1	1	1	1	1	1
	Single Socket Outlet 單位插座		1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1
		Emergency Call Button 緊急呼叫掣	1	1	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	1	1	2	2
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1
		Twin Socket Outlet 雙位插座	-	1	-	1	-	-
	Twin Socket Outlet 雙位插座		4	3	4	3	4	4
		Switch for Air-conditioner Unit 冷氣機開關掣	1	1	1	1	2	2
	Lighting Point 燈位		2	2	2	2	2	2
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	1
		Socket Outlet for Cosmetic Cooler 化妝品雪櫃插座	1	-	1	-	-	-
		Fused Spur Unit for Wardrobe Light 衣櫃燈接線座	1	1	1	1	-	-
	Single Socket Outlet 單位插座		-	-	-	-	3	3
		Twin Socket Outlet with USB Module 雙位插座連 USB 插座	1	1	1	1	-	-

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7. Schedule for Mechanical & Electrical Provisions (Tower 3)　機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5 /F 5 樓		6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Walk-in Closet 衣帽間	Lighting Point 燈位						1	1
		Single Socket Outlet 單位插座					1	1
		Socket Outlet for Cosmetic Cooler 化妝品雪櫃插座					1	1
		Fused Spur Unit for Wardrobe Light 衣櫃燈接線座					1	1
		Twin Socket Outlet with USB Module 雙位插座連 USB 插座					1	1
	Lighting Switch 燈掣						1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	1	1	1	2	2
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1
	Single Socket Outlet 單位插座		1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	2	2	4	4
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	3	3
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 3)　機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5 /F 5 樓		6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Bedroom 3 睡房 3	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1
	Single Socket Outlet 單位插座		1	-	1	-	4	4
	Twin Socket Outlet 雙位插座		2	2	2	2	1	1
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 3) 機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5 /F 5 樓		6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Bedroom 4 睡房 4	Lighting Switch 燈掣		1	/	1	/	1	1
	Lighting Point 燈位		2	/	2	/	1	1
	TV/FM Outlet 電視/電台天線插座		1	/	1	/	1	1
	Telephone Outlet 電話插座		1	/	1	/	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	/	1	/	1	1
	Single Socket Outlet 單位插座		1	/	1	/	4	4
	Twin Socket Outlet 雙位插座		2	/	2	/	1	1
	Switch for Air-conditioner Unit 冷氣機開關掣		1	/	1	/	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	/	1	/	1	1
Kitchen 廚房	Lighting Switch 燈掣		2	2	2	2	2	2
	Twin Socket Outlet 雙位插座		2	2	2	2	3	3
	Twin Socket Outlet with USB Module 雙位插座連 USB 插座		1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1
	Lighting Point 燈位		7	8	7	8	6	6
		Door Bell 門鐘	1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 3)　機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5 /F 5 樓		6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Kitchen 廚房		Socket Outlet for Refrigerator 雪櫃插座	2	2	2	2	1	1
		Socket Outlet for Wine Cellar 酒櫃插座	1	1	1	1	-	-
		Socket Outlet for Dishwasher 洗碟機插座	1	1	1	1	1	1
		Connection Unit for Steam Oven 蒸爐接線座	1	1	1	1	-	-
		Connection Unit for Steam Combination Oven 蒸焗爐接線座	-	-	-	-	1	1
		Connection Unit for Oven 焗爐接線座	1	1	1	1	1	1
		Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	1	1
		Socket Outlet for Gas Hob 煤氣煮食爐插座	2	2	2	2	2	2
		Gas Connection Point for Gas Hob 煤氣煮食爐接駁點	1	1	1	1	1	1
		Connection Unit for Induction Hob 電磁爐接線座	1	1	1	1	1	1
		Switch for Air-conditioner Unit 冷氣機開關掣	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Lobby Exhaust Fan 大堂抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	2	-	2	-	2	-
		Single Socket Outlet 單位插座	1	1	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1
		Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 3)　機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5 /F 5 樓		6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Kitchen 廚房		Socket Outlet for Router 路由器插座	1	1	1	1	1	1
		Fiber Hybird Faceplate 光纖入屋面板	1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	1	1	1	1	1	1
Utility 工作間	Lighting Switch 燈掣		1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線座		1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		1	1	1	1	1	1
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1
	Distribution Board 配電箱		1	1	1	1	1	1
	Twin Socket Outlet for Washer Dryer 洗衣乾衣機雙位插座		-	1	-	1	-	-
	Water Point and Drainage Point for Washer Dryer 洗衣乾衣機來去水接駁點		-	1	-	1	-	-
	Twin Socket Outlet for Washer and Dryer 洗衣機及乾衣機雙位插座		1	-	1	-	1	1
	Water Point and Drainage Point for Washer and Dryer 洗衣機及乾衣機來去水接駁點		1	-	1	-	1	1
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣		1	1	1	1	1	1
	Power Switch for Gas Water Heater 煤氣熱水爐電源開關掣		3	2	3	2	3	3
Lavatory 洗手間	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	1	-	1	-	1	-

Note : The symbol (-) as shown in the above table denotes “Not provided”.
The symbol (/) as shown in the above table denotes ”Not applicable”.

備註: 上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3)　機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5 /F 5 樓		6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Master Bathroom 主人浴室	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Switch and Switch for Mirror Defogster 燈掣及防霧鏡開關掣		1	1	1	1	1	1
	Lighting Point 燈位		7	7	7	7	7	7
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1
	Single Socket Outlet 單位插座		1	1	1	1	2	2
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1
	Switch for Floor Heating System 地暖系統開關掣		1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	2	1	2	1	1	1
		Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣	1	1	1	1	1	1
		Fused Spur Unit for Floor Heating System 地暖系統接線座	1	1	1	1	1	1
		Temperature Controller for Floor Heating System 地暖系統溫度掣	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	1	1	1	-	-
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1
	Fused Spur Unit 接線座		1	1	1	1	1	1

Note : The symbol (-) as shown in the above table denotes “Not provided”.
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上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3)　機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5 /F 5 樓		6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Bathroom 2 浴室 2	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Point 燈位		4	5	4	5	4	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1
	Switch for Dehumidifier 抽濕機開關掣		1	1	1	1	-	-
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	1	1	1	1	1
	Switch for Floor Heating System 地暖系統開關掣		-	-	-	-	1	1
		Fused Spur Unit for Floor Heating System 地暖系統接線座	-	-	-	-	1	1
		Temperature Controller for Floor Heating System 地暖系統溫度掣	-	-	-	-	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	1	1	1	1	-	-
		Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	-	1	-	1	1	1
	Fused Spur Unit 接線座		-	-	-	-	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 3) 機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5 /F 5 樓		6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Bathroom 3 浴室 3	Lighting Switch 燈掣		1	/	1	/	1	1
	Lighting Point 燈位		3	/	3	/	3	3
	Switch for Exhaust Fan 抽氣扇開關掣		1	/	1	/	1	1
	Switch for Dehumidifier 抽濕機開關掣		-	/	-	/	1	1
	USB Socket Outlet USB 插座		1	/	1	/	-	-
	Single Socket Outlet 單位插座		1	/	1	/	-	-
		Single Socket Outlet 單位插座	1	/	1	/	1	1
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣		1	/	1	/	-	-
	Switch for Floor Heating System 地暖系統開關掣		-	/	-	/	1	1
		Fused Spur Unit for Floor Heating System 地暖系統接線座	-	/	-	/	1	1
		Temperature Controller for Floor Heating System 地暖系統溫度掣	-	/	-	/	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	/	1	/	1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	-	/	-	/	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	/	1	/	1	1
	Fused Spur Unit 接線座		-	/	-	/	1	1
		Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣	-	/	-	/	1	1
	Single Socket Outlet with USB Module 單位插座連 USB 插座		-	/	-	/	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 3)　機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5 /F 5 樓		6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Powder Room 化妝間	Lighting Switch 燈掣						1	1
	Switch for Exhaust Fan 抽氣扇開關掣						1	1
	Lighting Point 燈位						3	2
	Single Socket Outlet with USB Module 單位插座連 USB 插座						1	1
	Switch for Electrical Water Heater 電熱水爐開關掣						1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座					1	1
		Connection Unit for Electrical Water Heater 電熱水爐接線座					1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座					1	1
	Fused Spur Unit 接線座						1	1
		Single Socket Outlet 單位插座					1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 3) 機電裝置說明表 (第 3 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5 /F 5 樓		6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓		21/F 21 樓	22/F 22 樓
			A	B	A	B	A	A
Flat Roof 平台	Lighting Switch 燈掣		1	1	/	/	2	/
	Lighting Point 燈位		1	3	/	/	1	/
	Waterproof Single Socket Outlet 防水單位插座		-	2	/	/	-	/
		Waterproof Single Socket Outlet 防水單位插座	-	-	/	/	1	/
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		/	/	1	1	1	1
	Lighting Point 燈位		/	/	1	1	1	1
Store Room 儲物房	Lighting Switch 燈掣		/	/	/	/	/	1
	Lighting Point 燈位		/	/	/	/	/	1
	Single Socket Outlet 單位插座		/	/	/	/	/	1
Roof 天台	Lighting Switch 燈掣		/	/	/	/	/	1
	Lighting Point 燈位		/	/	/	/	/	9
	Waterproof Single Socket Outlet 防水單位插座		/	/	/	/	/	3
		Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	/	/	/	/	/	3
		Gas Connection Point for Gas Water Heater 煤氣熱水爐煤氣接駁點	/	/	/	/	/	3
Flat Roof Outside Bedroom 3 睡房 3 外平台	Lighting Switch 燈掣		/	1	/	/	/	/
	Lighting Point 燈位		/	1	/	/	/	/
Flat Roof Outside Bathroom 2 浴室 2 外平台	Lighting Switch 燈掣		/	/	/	/	1	/
	Lighting Point 燈位		/	/	/	/	2	/
	Waterproof Single Socket Outlet 防水單位插座		/	/	/	/	1	/

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上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3A) 機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位										
			5/F, 6/F-12/F, 15/F-20/F 5樓、6樓至12樓、15樓至20樓						21/F 21樓				
			A	B	C	D	E	F	A	B	D	E	F
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		2	2	2	1	1	1	3	4	2	2	2
	Lighting Point 燈位		5	5	4	3	3	3	5	7	4	4	3
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	1	2	2	2	2	1
	Telephone Outlet 電話插座		2	2	2	2	2	1	2	2	2	2	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1	1	1	1	1	1
	Data Point 網络插座		1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位插座		-	-	2	-	-	1	-	-	-	-	1
	Twin Socket Outlet 雙位插座		3	3	3	4	4	3	3	4	4	3	3
		Switch for Air-conditioner Unit 冷氣機開關掣	1	1	1	1	1	1	1	2	1	1	1
		Distribution Board 配電箱	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
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	-	-	-	1	1	-	-	-
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	2	1	1	1	2	2	2	2
		Socket Outlet for Refrigerator 雪櫃插座	1	1	1	1	1	1	1	-	1	1	1
		Socket Outlet for Microwave Oven 微波爐插座	-	-	-	1	1	1	-	-	1	1	1
		Socket Outlet for Router 路由器插座	1	1	1	1	1	1	1	1	1	1	1
		Fiber Hybird Faceplate 光纖入屋面板	1	1	1	1	1	1	1	1	1	1	-
	Single Socket Outlet with USB Module 單位插座連 USB 插座		-	-	1	-	-	-	-	-	-	-	-
	Twin Socket Outlet with USB Module 雙位插座連 USB 插座		1	1	-	-	-	-	1	-	1	1	-
		Single Socket Outlet 單位插座	1	1	1	1	1	1	-	-	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 3A)　機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位										
			5 /F, 6 /F-12/F, 15/F-20/F 5 樓、6 樓至 12 樓、15 樓至 20 樓						21/F 21 樓				
			A	B	C	D	E	F	A	B	D	E	F
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	1	1	1	/	1	2	1	1	/
	Lighting Point 燈位		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	2	1	1	/
	Telephone Outlet 電話插座		1	1	1	1	1	/	1	2	1	1	/
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	/	1	1	1	1	/
	Single Socket Outlet 單位插座		1	1	1	1	1	/	1	2	1	1	/
	Twin Socket Outlet 雙位插座		2	2	2	2	2	/	2	4	2	2	/
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1	-	1	1	/	1	-	1	1	/
		Switch for Air-conditioner Unit 冷氣機開關掣	-	-	1	-	-	/	-	1	-	-	/
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	/	1	1	1	1	/
Bedroom 2 睡房 2	Lighting Switch 燈掣		/	/	1	/	/	/	/	1	/	/	/
	Lighting Point 燈位		/	/	1	/	/	/	/	1	/	/	/

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上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3A)　機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位										
			5 /F, 6 /F-12/F, 15/F-20/F 5 樓、6 樓至 12 樓、15 樓至 20 樓						21/F 21 樓				
			A	B	C	D	E	F	A	B	D	E	F
Bedroom 2 睡房 2	TV/FM Outlet 電視/電台天線插座				1					1			
	Telephone Outlet 電話插座				1					1			
	Wi-Fi Socket Outlet Wi-Fi 插座				1					1			
	Single Socket Outlet 單位插座				1					2			
	Twin Socket Outlet 雙位插座				2					2			
	Switch for Air-conditioner Unit 冷氣機開關掣				1					1			
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座				1					1			
Master Bathroom 主人浴室	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		4	4	4	5	5	4	4	4	4	4	4
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1	1	1	1	1	1
	Switch for Dehumidifier 抽濕機開關掣		1	1	1	1	1	1	1	-	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1
	Switch for Mirror Defogster 防霧鏡開關掣		1	1	1	1	1	1	1	1	1	1	1
	Switch for Floor Heating System 地暖系統開關掣		-	-	-	-	-	-	-	1	-	-	-
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位插座		-	-	-	-	-	-	-	1	-	-	-

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上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3A)　機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位										
			5 /F, 6 /F-12/F, 15/F-20/F 5 樓、6 樓至 12 樓、15 樓至 20 樓						21/F 21 樓				
			A	B	C	D	E	F	A	B	D	E	F
Master Bathroom 主人浴室		Fused Spur Unit for Floor Heating System 地暖系統接線座	-	-	-	-	-	-	-	1	-	-	-
		Temperature Controller for Floor Heating System 地暖系統溫度掣	-	-	-	-	-	-	-	1	-	-	-
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	1	1	1	1	1	1	1	-	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	-	-	1	-	-	-	-	-	-	-	-
	Fused Spur Unit 接線座		-	-	-	-	-	-	-	1	-	-	-
Bathroom 2 浴室 2	Lighting Switch 燈掣									2			
	Lighting Point 燈位									3			
	Single Socket Outlet with USB Module 單位插座連 USB 插座									1			
	Switch for Exhaust Fan 抽氣扇開關掣									1			
	Switch for Dehumidifier 抽濕機開關掣									1			
	Switch for Electrical Water Heater 電熱水爐開關掣									1			
	Switch for Floor Heating System 地暖系統開關掣									1			
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座								1			
		Fused Spur Unit for Dehumidifier 抽濕機接線座								1			
		Connection Unit for Electrical Water Heater 電熱水爐接線座								1			
		Fused Spur Unit for Cabinet Light 櫃燈接線座								1			
	Fused Spur Unit 接線座									1			
		Single Socket Outlet 單位插座								1			

Note : The symbol (-) as shown in the above table denotes “Not provided”.
The symbol (/) as shown in the above table denotes ”Not applicable”.

備註: 上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3A) 機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位										
			5 /F, 6 /F-12/F, 15/F-20/F 5 樓、6 樓至 12 樓、15 樓至 20 樓						21/F 21 樓				
			A	B	C	D	E	F	A	B	D	E	F
Open Kitchen 開放式廚房	Lighting Point 燈位		2	2	4	3	3	3	2	6	3	2	3
	Lighting Switch 燈掣		1	1	1	1	1	1	1	2	1	1	1
	Single Socket Outlet 單位插座		1	1	-	-	-	-	1	-	-	-	-
	Twin Socket Outlet 雙位插座		1	1	2	1	1	-	1	1	1	2	-
	Switch for Electrical Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Refrigerator 雪櫃插座	1	1	1	-	-	-	-	1	-	-	-
		Socket Outlet for Microwave Oven 微波爐插座	1	1	-	-	-	-	1	-	-	-	1
		Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cooker Hood 抽油煙機接線座	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Steam Combination Oven 蒸焗爐插座	-	-	1	-	-	-	-	-	-	-	-
		Single Socket Outlet 單位插座	-	-	-	-	-	-	-	1	-	-	-
		TV/FM Outlet 電視/電台天線座	-	-	-	-	-	-	-	1	-	-	-
		Socket Unit for Microwave Combination Oven 微波焗爐插座	-	-	-	-	-	-	-	1	-	-	-
		Distribution Board 配電箱	-	-	1	-	-	-	-	-	-	-	-
	Twin Socket Outlet with USB Module 雙位插座連 USB 插座		-	-	-	1	1	1	-	1	1	-	1

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上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3A) 機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位										
			5/F, 6/F-12/F, 15/F-20/F 5 樓、6 樓至 12 樓、15 樓至 20 樓						21/F 21 樓				
			A	B	C	D	E	F	A	B	D	E	F
Open Kitchen 開放式廚房		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Wine Cellar 酒櫃插座	1	1	1	1	1	-	1	1	1	1	-
		Connection Unit for Induction Hob 電磁爐接線座	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drainage Point for Washer Dryer 洗衣乾衣機來去水接駁點	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接線座	1	1	1	1	1	1	1	1	1	1	1
Balcony 露台	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
Utility Platform 工作平台	Lighting Switch 燈掣		/	/	/	/	/	/	/	1	/	/	/
	Lighting Point 燈位		/	/	/	/	/	/	/	1	/	/	/
Flat Roof 平台	Lighting Switch 燈掣		/	/	/	/	/	/	/	1	/	/	/
	Waterproof Single Socket Outlet 防水單位插座		/	/	/	/	/	/	/	1	/	/	/

Note : The symbol (-) as shown in the above table denotes “Not provided”.
The symbol (/) as shown in the above table denotes ”Not applicable”.

備註: 上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3A) 機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位			
			22/F 22 樓			
			A	D	E	F
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		3	2	1	1
	Lighting Point 燈位		6	5	3	3
	TV/FM Outlet 電視/電台天線插座		2	2	2	1
	Telephone Outlet 電話插座		2	2	2	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1
	Data Point 網络插座		1	1	1	1
	Single Socket Outlet 單位插座		-	-	-	1
	Twin Socket Outlet 雙位插座		3	5	4	3
		Switch for Air-conditioner Unit 冷氣機開關掣	2	1	1	1
		Distribution Board 配電箱	-	1	1	1
		Door Bell 門鐘	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		3	2	1	1
		Socket Outlet for Refrigerator 雪櫃插座	-	1	1	1
		Socket Outlet for Microwave Oven 微波爐插座	-	1	1	1
		Socket Outlet for Router 路由器插座	1	1	1	1
		Fiber Hybird Faceplate 光纖入屋面板	1	1	1	1
		Single Socket Outlet 單位插座	-	1	1	1

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上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3A)　機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位			
			22/F 22 樓			
			A	D	E	F
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	1	1	
	Lighting Point 燈位		1	1	1	
	TV/FM Outlet 電視/電台天線插座		2	1	1	
	Telephone Outlet 電話插座		2	1	1	
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	
	Single Socket Outlet 單位插座		2	1	1	
	Twin Socket Outlet 雙位插座		4	2	2	
	Switch for Air-conditioner Unit 冷氣機開關掣		-	1	1	
		Switch for Air-conditioner Unit 冷氣機開關掣	1	-	-	
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	

Note : The symbol (-) as shown in the above table denotes “Not provided”.
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上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3A) 機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位			
			22/F 22 樓			
			A	D	E	F
Bedroom 2 睡房 2	Lighting Switch 燈掣		1			
	Lighting Point 燈位		1			
	TV/FM Outlet 電視/電台天線插座		1			
	Telephone Outlet 電話插座		1			
	Wi-Fi Socket Outlet Wi-Fi 插座		1			
	Single Socket Outlet 單位插座		1			
	Twin Socket Outlet 雙位插座		2			
	Switch for Air-conditioner Unit 冷氣機開關掣		1			
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1			

Note : The symbol (-) as shown in the above table denotes “Not provided”.
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上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3A) 機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位			
			22/F 22 樓			
			A	D	E	F
Master Bathroom 主人浴室	Lighting Switch 燈掣		1	1	1	1
	Lighting Point 燈位		4	4	4	4
	Single Socket Outlet 單位插座		1	-	-	-
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1
	Switch for Dehumidifier 抽濕機開關掣		-	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		1	-	-	1
	Lighting Switch and Switch for Mirror Defogster 燈掣及防霧鏡開關掣		1	-	-	1
	Switch for Electrical Water Heater and Switch for Mirror Defogster 電熱水爐開關掣及防霧鏡開關掣		-	1	1	-
	Switch for Floor Heating System 地暖系統開關掣		1	-	-	-
		Fused Spur Unit for Floor Heating System 地暖系統接線座	1	-	-	-
		Temperature Controller for Floor Heating System 地暖系統溫度掣	1	-	-	-
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	-	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接線座	1	1	1	1
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1
	Fused Spur Unit 接線座		1	-	-	-
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1
		Single Socket Outlet 單位插座	-	1	1	1

Note : The symbol (-) as shown in the above table denotes “Not provided”.
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7. Schedule for Mechanical & Electrical Provisions (Tower 3A) 機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位			
			22/F 22 樓			
			A	D	E	F
Bathroom 2 浴室 2	Lighting Switch 燈掣		1			
	Lighting Point 燈位		3			
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1			
	Switch for Exhaust Fan 抽氣扇開關掣		1			
	Switch for Dehumidifier 抽濕機開關掣		1			
	Switch for Electrical Water Heater 電熱水爐開關掣		1			
	Switch for Floor Heating System 地暖系統開關掣		1			
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1			
		Fused Spur Unit for Dehumidifier 抽濕機接線座	1			
		Connection Unit for Electrical Water Heater 電熱水爐接線座	1			
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1			
	Fused Spur Unit 接線座		1			
	Lighting Switch and Switch for Mirror Defogster 燈掣及防霧鏡開關掣		1			
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1			
		Fused Spur Unit for Floor Heating System 地暖系統接線座	1			
		Temperature Controller for Floor Heating System 地暖系統溫度掣	1			

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7. Schedule for Mechanical & Electrical Provisions (Tower 3A) 機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位			
			22/F 22 樓			
			A	D	E	F
Open Kitchen 開放式廚房	Lighting Switch 燈掣		2	1	1	1
	Lighting Point 燈位		5	6	3	3
	Twin Socket Outlet 雙位插座		1	1	1	-
		Socket Outlet for Refrigerator 雪櫃插座	1	-	-	-
		Connection Unit for Microwave Combination Oven 微波焗爐接線座	1	-	-	-
		Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1
		Fused Spur Unit for Cooker Hood 抽油煙機接線座	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1
		Socket Outlet for Wine Cellar 酒櫃插座	1	1	1	-
		Connection Unit for Induction Hob 電磁爐接線座	1	1	1	1
		Water Point and Drainage Point for Washer Dryer 洗衣乾衣機來去水接駁點	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	-	-	-
		Single Socket Outlet 單位插座	1	-	-	-
	Switch for Electrical Water Heater 電熱水爐開關掣		1	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接線座	1	1	1	1
		Distribution Board 配電箱	1	-	-	-
	Twin Socket Outlet with USB Module 雙位插座連 USB 插座		1	1	1	1

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上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 3A) 機電裝置說明表 (第 3A 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位			
			22/F 22 樓			
			A	D	E	F
Store Room 儲物室	Lighting Switch 燈掣		1			
	Lighting Point 燈位		1			
	Twin Socket Outlet 雙位插座		1			
	TV/FM Outlet 電視/電台天線插座		1			
	Switch for Air-conditioner Unit 冷氣機開關掣		1			
	Single Socket Outlet 單位插座		1			
Balcony 露台	Lighting Switch 燈掣		1	1	1	1
	Lighting Point 燈位		1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1			
	Lighting Point 燈位		1			
Flat Roof 平台	Lighting Switch 燈掣		1			
	Lighting Point 燈位		8			
	Waterproof Single Socket Outlet 防水單位插座		1			
Roof 天台	Lighting Point 燈位		3	2	2	2
	Waterproof Lighting Switch 防水燈掣		1	1	1	1
	Waterproof Single Socket Outlet 防水單位插座		3	2	2	2

Note : The symbol (-) as shown in the above table denotes “Not provided”.
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備註: 上表內之(-) 符號代表“沒有提供”
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 The Hongkong Electric Co., Ltd.
- Towngas is supplied by The Hong Kong and China Gas Company Limited.

- 食水及沖廁水由水務署供應。
- 電力由香港電燈有限公司供應。
- 煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT 地税

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

指明住宅物業擁有人有法律責任繳付該指明住宅物業直至該指明住宅物業買賣完成日（包括該日）為止之地税。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Remark:
1. The purchaser shall in fact pay the deposits for water, electricity and gas to the manager of the Phase.
2. The purchaser shall in fact pay the debris removal fee to the manager of the Phase.

1. 在向買方交付住宅物業空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

2. 在交付時，買方無須向擁有人支付清理廢料的費用。

附註：
1. 買方事實上須向期數的管理人支付水、電力及氣體的按金。

2. 買方事實上須向期數的管理人支付清理廢料的費用。

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

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

按買賣合約規定，指明住宅物業及其裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之買賣完成日起計六(6)個月內。

MAINTENANCE OF SLOPES 斜坡維修

Not applicable.

不適用。

MODIFICATION 修訂

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

期數現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION 有關資料

1. Noise mitigation measures

The following measures to mitigate road traffic noise impact from Island Eastern Corridor, Java Road, etc. are provided in the Phase:

- Acoustic balcony
- Window with sliding panel behind (acoustic window) and sliding door with sliding panel behind (acoustic window) (for balcony only)

Location of acoustic balcony

Acoustic balcony means a balcony of a residential unit with ceiling provided with sound absorptive material and designated as a noise mitigation measure.

Please refer to “Floor Plans of Residential Properties in the Phase” section of this sales brochure on pages AL001 to AL024 for details on the location of acoustic balcony.

Location of window with sliding panel behind (acoustic window) and sliding door with sliding panel behind (acoustic window) (for balcony only)

Window with sliding panel behind (acoustic window) means a window of a residential unit with sliding panel behind designated as a noise mitigation measure.

Sliding door with sliding panel behind (acoustic window) (for balcony only) means a balcony door of a residential unit with sliding panel behind and designated as a noise mitigation measure.

Please refer to “Floor Plans of Residential Properties in the Phase” section of this sales brochure on pages AL001 to AL024 for details on the location of window with sliding panel behind (acoustic window) and sliding door with sliding panel behind (acoustic window) (for balcony only).

No owner shall alter, interfere with or remove, or permit or suffered to be altered, interfered with or removed any acoustic balcony (if any), any window with sliding panel behind (acoustic window) (if any) or any sliding door with sliding panel behind (acoustic window) (for balcony only) (if any) forming part of his residential unit except in accordance with the building plans.

1. 噪音緩解措施

期數提供以下措施以緩解東區走廊、渣華道等帶來的道路交通噪音影響：

- 減音露台
- 背面裝設滑動嵌板的窗戶（減音窗）及背面裝設滑動嵌板的趟門（減音窗）（只供露台）

減音露台的位置

減音露台是指其天花裝設吸音物料並且指定為噪音緩解措施的住宅單位的露台。

有關減音露台的位置的詳情，請參閱本售樓說明書第AL001至AL024頁「期數的住宅物業的樓面平面圖」一節。

背面裝設滑動嵌板的窗戶（減音窗）及背面裝設滑動嵌板的趟門（減音窗）（只供露台）的位置

背面裝設滑動嵌板的窗戶（減音窗）是指背面裝設滑動嵌板並且指定為噪音緩解措施的住宅單位的窗戶。

背面裝設滑動嵌板的趟門（減音窗）（只供露台）是指背面裝設滑動嵌板並且指定為噪音緩解措施的住宅單位的露台門。

有關背面裝設滑動嵌板的窗戶（減音窗）及背面裝設滑動嵌板的趟門（減音窗）（只供露台）位置的詳情，請參閱本售樓說明書第AL001至AL024頁「期數的住宅物業的樓面平面圖」一節。

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減音露台（如有），任何背面裝設滑動嵌板的窗戶（減音窗）（如有）或任何背面裝設滑動嵌板的趟門（減音窗）（只供露台）（如有）。

RELEVANT INFORMATION 有關資料

2. Maintenance window

Maintenance window is openable for maintenance only.

Please refer to “Floor Plans of Residential Properties in the Phase” section of this sales brochure on pages AL001 to AL024 for details on the location of maintenance window.

3. Gondola

During the necessary maintenance of the external walls of Tower 3 and Tower 3A arranged by the Manager of the Phase, the gondola will be operating in the airspace outside windows and above the roof / flat roof / the parapet walls of the roof/ flat roof in such Towers.

4. FM / UHF antenna / Lightning rod

Description	Location
FM / UHF antenna	Upper roof of Tower 3 & Tower 5
Lightning rod	Upper roof of Tower 3 & Tower 5

Prospective purchasers should note the possible impact (if any) of the above facilities on individual residential units.

5. External wall lighting

LED lighting on the external walls of the Phase may be turned on.

Prospective purchasers should note the possible impact (if any) of the illumination of the LED lighting on individual residential units.

6. External walls at lower levels of other Phases

There may be backlit signage and decorative lighting at the external wall of the commercial accommodation at lower levels of other Phases below each tower in other Phase.

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 units.

7. Exhaust devices at lower levels of other Phases

There may be exhaust devices at lower levels of other Phases (including restaurant, if any). 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 units.

8. Floodlights

Outdoor floodlights at the residents’ clubhouse swimming pool may be turned on. Prospective purchasers should note the possible impact (if any) of the illumination of the floodlights on individual residential units.

2. 維修窗戶

維修窗戶只能在作維修時開啓。

有關維修窗戶位置的詳情，請參閱本售樓說明書第AL001至AL024頁「期數的住宅物業的樓面平面圖」一節。

3. 吊船

在期數管理人安排之第3座及第3A座外牆之必要維修進行期間，吊船將在該等住宅大廈單位之窗戶外及天台 / 平台 / 彼等之護牆上之空間運作。

4. 公共天線 / 避雷針

說明	位置
公共天線	第3 座及第5 座上層天台
避雷針	第3 座及第5 座上層天台

準買家請注意上述設施對個別住宅單位可能造成的影響（如有）。

5. 外牆裝飾燈

期數外牆LED 裝飾燈可能開啟。

準買家請注意LED 裝飾燈之燈光對個別住宅單位可能造成的影響（如有）。

6. 期數低層的外牆

其他期數內的每座大廈下方的低層商業物業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。準買家請注意上述特色裝置的照明對個別住宅單位可能造成的影響（如有）。

7. 期數低層的排氣設備

其他期數低層或會有排氣設備（包括餐廳（如有））。排氣設備的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣設備對個別住宅單位可能造成的影響（如有）。

8. 泛光燈

住客會所游泳池的室外泛光燈可能開啟。準買家請注意上述泛光燈之燈光對個別住宅單位可能造成的影響（如有）。

WEBSITE ADDRESS 互聯網網站的網址

The website address designated by the Vendor for the Phase:
www.victoriaharbour2b2.com.hk

賣方就期數指定的互聯網網站的網址:
www.victoriaharbour2b2.com.hk

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

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）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）	2275.940
2.	**Plant rooms and similar services** **機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	40.928
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	234.620
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	N/A 不適用
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	154.390
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	58.988
5.	Communal sky garden 公用空中花園	N/A 不適用
6.	Acoustic fin 隔聲鰭	N/A 不適用

獲寬免總樓面面積的設施分項

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

		Area (m²) 面積 (平方米)
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		
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	46.318
9.	Utility platform 工作平台	26.500
10.	Noise barrier 隔音屏障	N/A 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	N/A 不適用
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	N/A 不適用
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	374.123
14.	Horizontal screen/covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	11.586
15.	Larger lift shaft 擴大升降機槽	N/A 不適用
16.	Chimney shaft 煙囪管道	N/A 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	N/A 不適用

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

Breakdown of GFA Concessions Obtained for All Features

		Area (m²) 面積 (平方米)
Amenity Features 適意設施		
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	227.481
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	7.416
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	N/A 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	N/A 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	N/A 不適用
23.	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	N/A 不適用
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《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	N/A 不適用
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	N/A 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	N/A 不適用
27.	Public transport terminus 公共交通總站	N/A 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	N/A 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	358.035
30.	Public passage 公眾通道	N/A 不適用
31.	Covered set back area 有蓋的後移部分	N/A 不適用

獲寬免總樓面面積的設施分項

		Area (m²) 面積 (平方米)
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	N/A 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	N/A 不適用

Note:

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

註：

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

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

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
BRONZE



Application no.: PAB0022/17

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
銅級



申請編號: PAB0022/17

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

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

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	YES 是
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 COP Split Type Unit for Residential Common Area 供住宅公用地方使用的高效能分體式空調 2. Water Cooled Chilled Water System for Retail Area 供商鋪使用的高效能水冷式制冷機

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

Location 位置	Internal Floor Area Served (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）的部分	5821	205.2	0	174.5	0

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

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

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

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

Notes:

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

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:
   (a) “total annual energy use” has the same meaning of “annual energy use” 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 Installation issued by the Electrical and Mechanical Services Department.

註腳：

1. 一般而言，一棟樓宇的預計 “每年能源消耗量” 愈低，其節約能源的效益愈高。如一棟樓宇預計的 “每年能源消耗量” 低於該樓宇的 “基線樓宇每年能源消耗量” ，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
   (a) “每年能源消耗量” 與新建樓宇 BEAM Plus 標準（現行版本）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。

DATE OF PRINTING OF SALES BROCHURE 售樓説明書印製日期

Date of printing of this Sales Brochure: 9th August 2024

本售樓説明書印製日期：2024年8月9日

POSSIBLE FUTURE CHANGE 日後可能出現改變

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

期數及其周邊地區日後可能出現改變。

VICTORIA HARBOUR
海璇 II

PHASE 2B-3 第2B-3期

SALES BROCHURE
售樓說明書

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

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

For all first-hand residential properties

1. Important information

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

2. Fees, mortgage loan and property price

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

3. Price list, payment terms and other financial incentives

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

4. Property area and its surroundings

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

5. Sales brochure

- Ensure that the sales brochure 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 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.

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

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

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

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.

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

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

15. Estimated material date and handing over date

- Check the estimated material date[3] for the development in the sales brochure.
  - The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is 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.

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

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

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

您在購置一手住宅物業之前，應留意下列事項：

適用於所有一手住宅物業

1. 重要資訊

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

2. 費用、按揭貸款和樓價

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

3. 價單、支付條款，以及其他財務優惠

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

4. 物業的面積及四周環境

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

5. 售樓說明書

- 確保所取得的售樓說明書屬最新版本。根據條例，提供予公眾的售樓說明書必須是在之前的三個月之內印製或檢視、或檢視及修改。
- 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。

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。

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

2 根據條例附表1第1部第10(2)(d)條述明，售樓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。

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

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等同買家的「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。
- 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。

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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。

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

適用於一手已落成住宅物業

16. 賣方資料表格

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

17. 參觀物業

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

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

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

其他相關聯絡資料：

消費者委員會

網址	：	www.consumer.org.hk
電話	：	2929 2222
電郵	：	cc@consumer.org.hk
傳真	：	2856 3611

地產代理監管局

網址	：	www.eaa.org.hk
電話	：	2111 2777
電郵	：	enquiry@eaa.org.hk
傳真	：	2598 9596

香港地產建設商會

電話	：	2826 0111
傳真	：	2845 2521

一手住宅物業銷售監管局
2023年3月

INFORMATION ON THE PHASE 期數的資料

Name of the Phase of the Development
Phase 2B-3 (the "Phase") of Victoria Harbour Development ("the Development")
(Tower 1, Tower 2 and Tower 5 of the residential development in the Phase are called "Victoria Harbour II")

發展項目期數名稱
海璇發展項目(「發展項目」)的第2B-3期(「期數」)
(期數中住宅發展項目的第1座、第2座及第5座稱為「海璇 II」)

Name of the street and the street number
123 Java Road

街道名稱及門牌號數
渣華道123號

Total number of storeys of each multi-unit building
Tower 1 : 14 storeys
Tower 2 : 15 storeys
Tower 5 : 16 storeys

The above number of storeys does not include B2/F, B1/F, G/F, 1/F, 2/F, 3/F(P/F), transfer plate, roof and upper roof.

每幢多單位建築物的樓層總數
第1座 : 14 層
第2座 : 15 層
第5座 : 16 層

上述樓層數目不包括地庫2層、地庫1層、地下、1樓、2樓、3樓(平台)、轉換層、天台及上層天台。

Floor numbering in each multi-unit building as provided in the approved building plans for the Phase
Tower 1 : B2/F, B1/F, G/F, 1/F, 2/F, 3/F(P/F), 5/F-12/F, 15/F-20/F & roof
Tower 2 : B2/F, B1/F, G/F, 1/F, 2/F, 3/F(P/F), 5/F-12/F, 15/F-21/F & roof
Tower 5 : B2/F, B1/F, G/F, 1/F, 2/F, 3/F(P/F), 5/F-12/F, 15/F-22/F & roof

期數的經批准的建築圖則所規定的每幢多單位建築物內的樓層號數
第1座 : 地庫2層、地庫1層、地下、1樓、2樓、3樓(平台)、5樓至12樓、15樓至20樓及天台
第2座 : 地庫2層、地庫1層、地下、1樓、2樓、3樓(平台)、5樓至12樓、15樓至21樓及天台
第5座 : 地庫2層、地庫1層、地下、1樓、2樓、3樓(平台)、5樓至12樓、15樓至22樓及天台

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

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

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

每幢多單位建築物內的庇護層(如有的話)
每座均不設庇護層

INFORMATION ON VENDOR AND OTHERS INVOLVED IN THE PHASE 賣方及有參與期數的其他人的資料

Vendor
Choice Win (H.K.) Limited

賣方
彩榮(香港)有限公司

Holding companies of the Vendor
Topraise Group Limited
Total Corporate Holdings Limited
Sun Hung Kai Properties Limited

賣方的控權公司
Topraise Group Limited
Total Corporate Holdings Limited
新鴻基地產發展有限公司

Authorized Person for the Phase, and the firm or corporation of which the Authorized Person is a proprietor, director or employee in his professional capacity
Lu Yuen Cheung Ronald of Ronald Lu & Partners (Hong Kong) Limited

期數的認可人士及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
呂元祥建築師事務所(香港)有限公司之呂元祥

Building Contractor for the Phase
Chun Fai Construction Company Limited

期數的承建商
駿輝建築有限公司

Firms of Solicitors acting for the owner in relation to the sale of residential properties in the Phase
Mayer Brown
Woo Kwan Lee & Lo
Sit, Fung, Kwong & Shum

就期數中的住宅物業的出售而代表擁有人行事的律師事務所
孖士打律師行
胡關李羅律師行
薛馮鄺岑律師行

Authorized institution that has made a loan, or has undertaken to provide finance, for the construction of the Phase
Not Applicable

已為期數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
不適用

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

已為期數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 PHASE 有參與期數的各方的關係

(a) The vendor or a building contractor for the Phase is an individual, and that vendor or contractor is an immediate family member of an authorized person for the Phase.	Not Applicable
(b) The vendor or a building contractor for the Phase 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 Phase 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 Phase 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 Phase 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 Phase 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 Phase 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 Phase.	Not Applicable
(h) The vendor or a building contractor for the Phase 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 Phase.	Not Applicable
(i) The vendor or a building contractor for the Phase 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 Phase, is a private company, and an authorized person for the Phase, 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 Phase, 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 Phase is a corporation, and such an authorized person, or such an associate, is an employee, director or secretary of that vendor or contractor or of a holding company of that vendor.	No
(m) The vendor or a building contractor for the Phase 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 Phase, 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 Phase 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 Phase, 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 Phase 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 Phase 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 Phase is a corporation, and the corporation of which an authorized person for the Phase is a director or employee in his or her professional capacity is an associate corporation of that vendor or contractor or of a holding company of that vendor.	No
(s) The vendor or a building contractor for the Phase is a corporation, and that contractor is an associate corporation of that vendor or of a holding company of that vendor.	The Building Contractor, Chun Fai Construction Company Limited, is an associate corporation of the Vendor and its holding companies.

RELATIONSHIP BETWEEN PARTIES INVOLVED IN THE PHASE 有參與期數的各方的關係

(a) 賣方或有關期數的承建商屬個人，並屬該期數的認可人士的家人。	不適用
(b) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，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。	沒有
(d) 賣方或該期數的承建商屬個人，並屬上述認可人士的有聯繫人士的家人。	不適用
(e) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，而該賣方或承建商(或該賣方的控權公司)的董事或秘書屬上述認可人士的有聯繫人士的家人。	沒有
(g) 賣方或該期數的承建商屬個人，並屬就該期數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) 賣方或該期數的承建商屬合夥，而該賣方或承建商的合夥人屬就該期數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) 賣方或該期數的承建商屬法團，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。	沒有
(j) 賣方、賣方的控權公司或有關期數的承建商屬私人公司，而該期數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。	沒有
(k) 賣方、賣方的控權公司或該期數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。	沒有
(l) 賣方或該期數的承建商屬法團，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。	沒有
(m) 賣方或該期數的承建商屬合夥，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期數的承建商屬私人公司，而就該期數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。	沒有
(o) 賣方、賣方的控權公司或該期數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。	沒有
(p) 賣方或該期數的承建商屬法團，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。	沒有
(q) 賣方或該期數的承建商屬合夥，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) 賣方或該期數的承建商屬法團，而該期數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。	沒有
(s) 賣方或該期數的承建商屬法團，而該承建商屬該賣方或該賣方的控權公司的有聯繫法團。	承建商駿輝建築有限公司屬賣方及其控權公司的有聯繫法團。

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數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.
每幢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 Name 大廈名稱	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	5/F 5樓	A	0.882
		B	0.889
	6/F - 12/F, 15/F - 18/F 6樓至12樓，15樓至18樓	A	0.882
		B	0.889
	19/F 19樓	A	--
	20/F 20樓	A	--

Tower Name 大廈名稱	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	5/F 5樓	A	0.882
		B	0.889
	6/F - 12/F, 15/F - 19/F 6樓至12樓，15樓至19樓	A	0.882
		B	0.889
	20/F 20樓	A	--
	21/F 21樓	A	--

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數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.
每幢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 Name 大廈名稱	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 5 第5座	5/F 5樓	A	0.293
		B	--
		C	--
		D	--
		E	0.290
		F	0.296
		G	0.320
		H	0.245
		J	0.271
		K	0.270
		L	0.270

Tower Name 大廈名稱	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 5 第5座	6/F - 12/F, 15/F - 20/F 6樓至12樓，15樓至20樓	A	0.293
		B	--
		C	--
		D	--
		E	0.290
		F	0.290
		G	0.320
		H	0.245
		J	0.271
		K	0.270
		L	0.270

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are non-structural prefabricated external walls forming part of the enclosing walls of the Phase.
期數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.
每幢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 Name 大廈名稱	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 5 第5座	21/F 21樓	A	--
		C	--
		D	--
		E	0.290
		F	0.290
		G	0.320
		H	0.245
		J	0.271
		K	0.270
		L	0.270

Tower Name 大廈名稱	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 5 第5座	22/F 22樓	A	--
		C	--
		D	--
		E	0.290
		F	0.290
		G	0.320
		H	0.245
		J	0.271
		K	0.270
		L	0.270

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are curtain walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of each building is 225mm.
每幢建築物的幕牆的厚度為225毫米。

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 （平方米）
Tower 1 第1座	5/F 5樓	A	3.708
		B	3.241
	6/F - 12/F, 15/F - 18/F 6樓至12樓，15樓至18樓	A	4.287
		B	3.241
	19/F 19樓	A	7.968
	20/F 20樓	A	7.968

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 （平方米）
Tower 2 第2座	5/F 5樓	A	4.250
		B	2.330
	6/F - 12/F, 15/F - 19/F 6樓至12樓，15樓至19樓	A	4.250
		B	2.907
	20/F 20樓	A	7.688
	21/F 21樓	A	7.688

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are curtain walls forming part of the enclosing walls of the Phase.
期數有構成圍封牆的一部分的幕牆。

The thickness of the curtain walls of each building is 225mm.
每幢建築物的幕牆的厚度為225毫米。

Schedule of total area of the curtain walls of each residential property
每個住宅物業的幕牆的總面積表

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 5 第5座	5/F 5樓	A	1.944
		B	1.256
		C	0.631
		D	0.592
		E	0.844
		F	0.849
		G	0.423
		H	0.603
		J	0.819
		K	1.030
		L	0.997

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 5 第5座	6/F - 12/F, 15/F - 20/F 6樓至12樓，15樓至20樓	A	1.944
		B	1.256
		C	0.631
		D	0.592
		E	0.844
		F	0.849
		G	0.423
		H	0.603
		J	0.819
		K	1.030
		L	0.997

INFORMATION ON DESIGN OF THE PHASE 期數的設計的資料

There are curtain walls forming part of the enclosing walls of the Phase.
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每個住宅物業的幕牆的總面積表

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 5 第5座	21/F 21樓	A	3.329
		C	0.631
		D	0.592
		E	0.844
		F	0.849
		G	0.423
		H	0.603
		J	0.819
		K	1.030
		L	0.997

Tower Name 大廈名稱	Floor 樓層	Flat 單位	Total area of curtain walls of each residential property (sq.m.) 每個住宅物業的幕牆的總面積 (平方米)
Tower 5 第5座	22/F 22樓	A	2.297
		C	0.631
		D	0.592
		E	0.844
		F	0.849
		G	0.423
		H	0.603
		J	0.819
		K	1.030
		L	0.997

INFORMATION ON PROPERTY MANAGEMENT 物業管理的資料

The Manager appointed under the executed deed of mutual covenant

Under the executed Deed of Mutual Covenant and Management Agreement of the Development, Royal Elite Service Company Limited is the person appointed as the manager of the Development.

根據已簽立的公契獲委任的管理人

根據已簽立的發展項目的公契及管理協議，帝譽服務有限公司獲委任為發展項目的管理人。

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



Location of the Development
發展項目的位置

Scale 比例尺

metres 米 0 50 100 150 200 250

N

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地圖版權屬香港特區政府，經地政總署准許複印，版權特許編號27/2022。

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

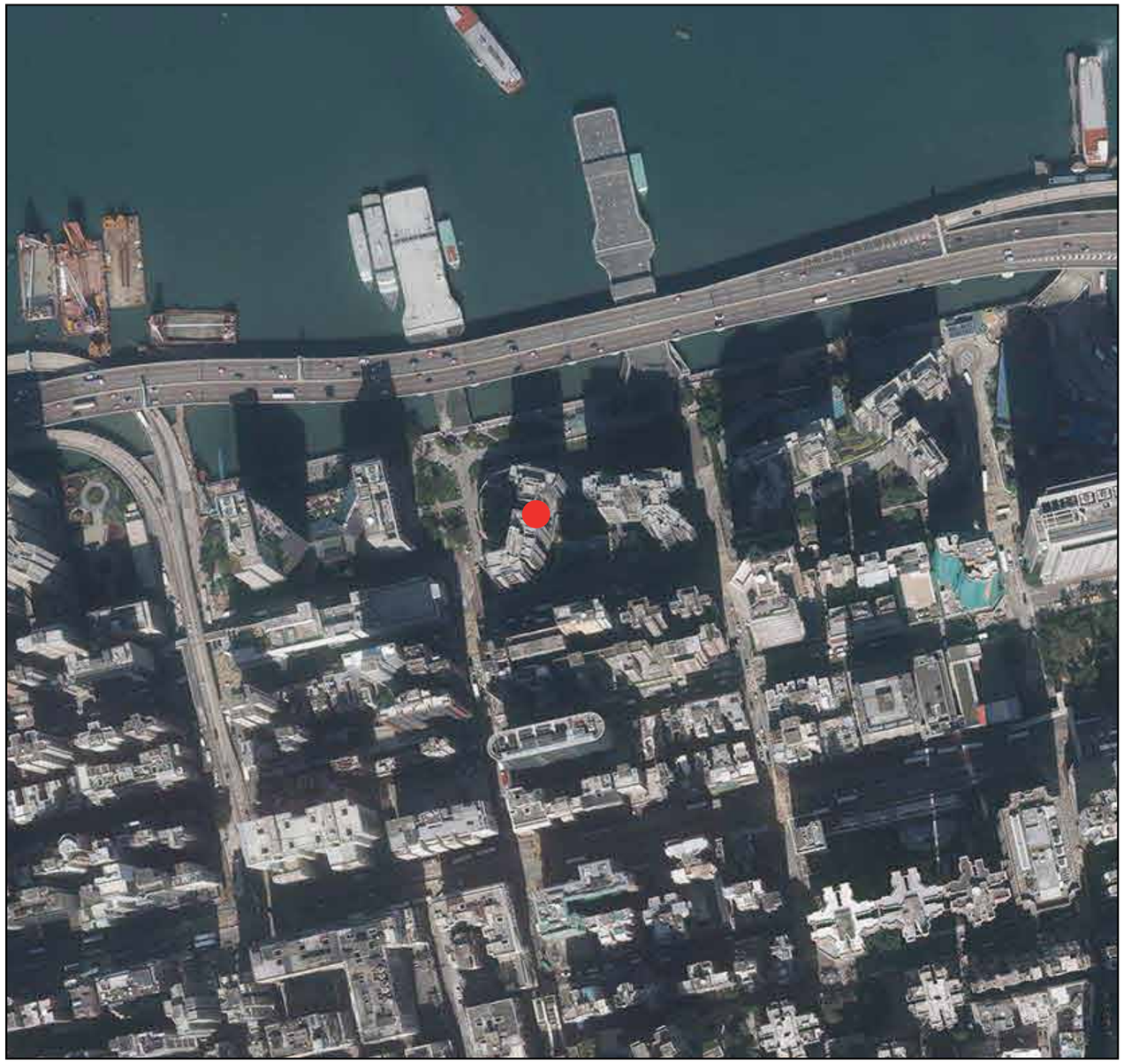
備註 :
1. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
2. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

This Location Plan is prepared by the Vendor with reference to the Survey Sheet (Series HP5C) Sheet No. 11-SE-A dated 14 August 2024 from Survey and Mapping Office of the Lands Department, with adjustments where necessary.
此位置圖是參考於2024年8月14日出版之地政總署測繪處之測繪圖 (組別編號HP5C)，圖幅編號11-SE-A，由賣方擬備，有需要處經修正處理。

NOTATION 圖例

- Clinic
  診療所
- 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)
- Sewage Treatment Works and Facilities
  污水處理廠及設施
- 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)
- Power Plant (including Electricity Sub-stations)
  發電廠 (包括電力分站)
- Market (including Wet Market and Wholesale Market)
  市場 (包括濕貨市場及批發市場)
- Sports Facilities (including Sports Ground and Swimming Pool)
  體育設施 (包括運動場及游泳池)
- Public Park
  公園
- Refuse Collection Point
  垃圾收集站
- Ventilation Shaft for the Mass Transit Railway
  香港鐵路的通風井

AERIAL PHOTOGRAPH OF THE PHASE 期數的鳥瞰照片



Location of the Phase
期數的位置

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香港特別行政區政府地政總署測繪處 © 版權所有，未經許可，不得複製。

Adopted from part of the aerial photograph taken by the Survey and Mapping Office of Lands Department as follows:
摘錄自地政總署測繪處之以下鳥瞰照片：

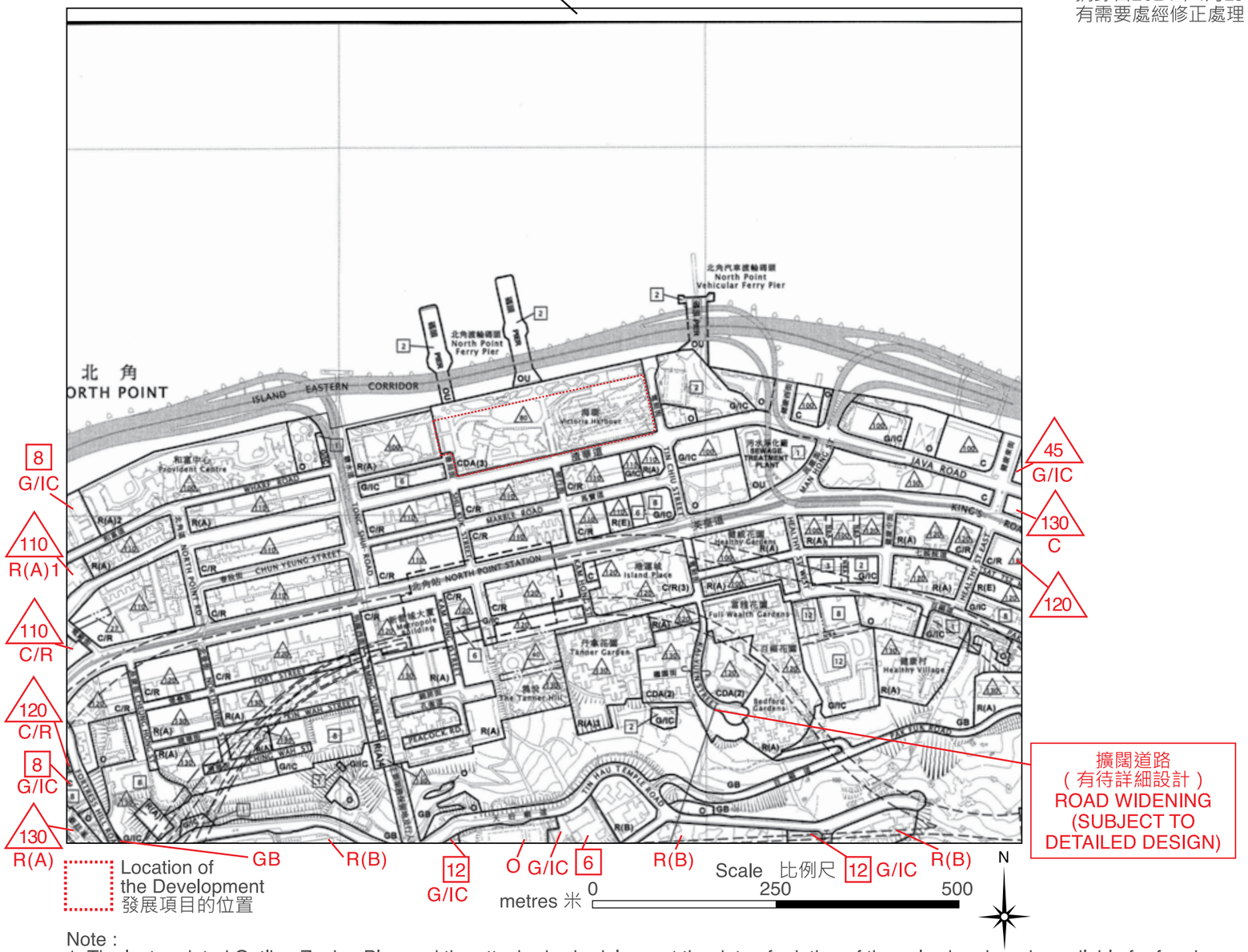
Photo No. 照片編號	Flying Height 飛行高度	Flight Date 飛行日期
E212573C	6,000 feet 6,000呎	22 November 2023 2023年11月22日

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

備註 :
1. 期數的鳥瞰照片之副本可於售樓處開放時間內免費查閱。
2. 由於期數的邊界不規則的技術原因，此鳥瞰照片所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

This blank area (sea area) falls outside the coverage of the relevant Outline Zoning Plan
有關分區計劃大綱圖並不覆蓋本空白（海域）範圍



Adopted from part of the approved North Point Outline Zoning Plan No. S/H8/28, gazetted on 19 April 2024, with adjustments where necessary as shown in red.
摘錄自2024年4月19日刊憲之北角分區計劃大綱核准圖，圖則編號為S/H8/28，有需要處經修正處理，以紅色顯示。

Note :
1. The last updated Outline Zoning Plan and the attached schedule as at the date of printing of the sales brochure is available for free inspection at the sales office during opening hours.
2. The Vendor advises prospective purchasers to conduct an on-site visit for a better understanding of the Development site, its surrounding environment and the public facilities nearby.
3. The plan may show more than the area required under the Residential Properties (First-hand Sales) Ordinance due to the technical reason that the boundary of the Development is irregular.

備註 :
1. 在印刷售樓說明書當日所適用的最近期分區計劃大綱圖及其附表，可於售樓處開放時間內免費查閱。
2. 賣方建議準買家到有關發展地盤作實地考察，以對該發展地盤、其周邊地區環境及附近的公共設施有較佳了解。
3. 由於發展項目的邊界不規則的技術原因，此圖所顯示的範圍可能超過《一手住宅物業銷售條例》所規定的範圍。

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

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

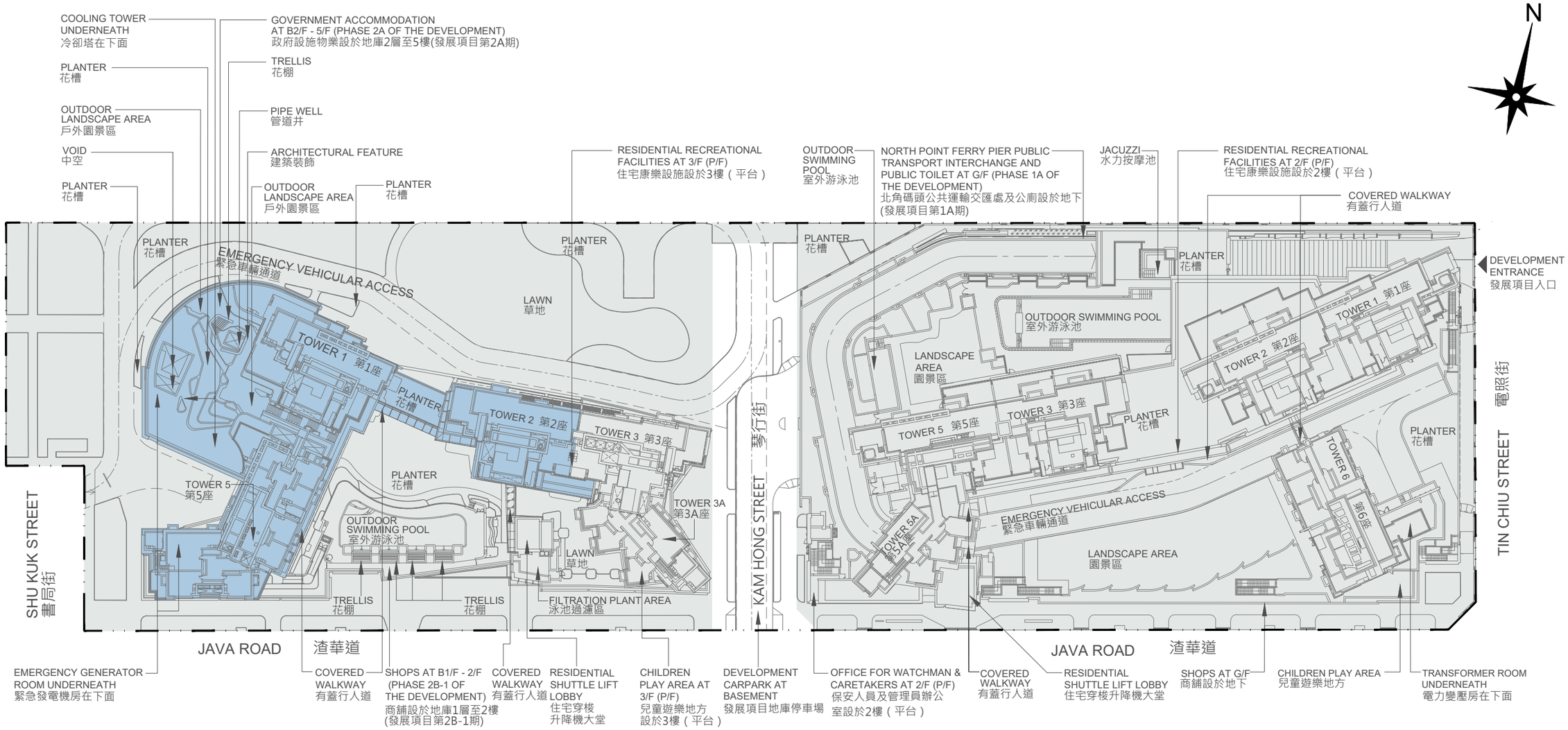
NOTATION 圖例

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

COMMUNICATIONS		交通
RAILWAY AND STATION (UNDERGROUND)	車站 STATION	鐵路及車站 (地下)
MAJOR ROAD AND JUNCTION		主要道路及路口
ELEVATED ROAD		高架道路
RAILWAY RESERVE	RAILWAY RESERVE	鐵路專用範圍

MISCELLANEOUS		其他
BUILDING HEIGHT CONTROL ZONE BOUNDARY		建築物高度管制區界線
MAXIMUM BUILDING HEIGHT (IN METRES ABOVE PRINCIPAL DATUM)	100	最高建築物高度 (在主水平基準上若干米)
MAXIMUM BUILDING HEIGHT (IN NUMBER OF STOREYS)	8	最高建築物高度 (樓層數目)
NON-BUILDING AREA	NBA	非建築用地

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



Other Phases of the Development 發展項目的其他期數

Phase 2B-3 of the Development 發展項目第2B-3期

Boundary of the Development 發展項目的界線

SCALE 比例 0 40 80M(米)

AK001

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS FOR FLOOR PLANS
樓面平面圖中所使用名詞及簡稱之圖例

A/C PLATFORM	=	AIR-CONDITIONING PLATFORM	冷氣機平台
A/C PLATFORM ABOVE	=	AIR-CONDITIONING PLATFORM ABOVE	冷氣機平台置上
ACOUSTIC FIN	=	ACOUSTIC FIN	隔聲鰭
ACOUSTIC BALCONY	=	ACOUSTIC BALCONY	減音露台
A.D.	=	AIR DUCT	通風槽
A.D. FOR R.S.M.R.R. / AIR DUCT FOR R.S. & M.R.R.	=	AIR DUCT FOR REFUSE STORAGE AND MATERIAL RECOVERY ROOM	通風槽只供垃圾及物料回收房
ALUM. FEATURE	=	ALUMINIUM FEATURE	鋁質裝飾
ALUM. FEATURE ABOVE	=	ALUMINIUM FEATURE ABOVE	鋁質裝飾置上
ALUM. FEATURE AT H/L	=	ALUMINIUM FEATURE AT HIGH LEVEL	鋁質裝飾於高位
ALUM. ARCH. FEATURE	=	ALUMINIUM ARCHITECTURAL FEATURE	鋁質建築裝飾
ALUM. CLADDING	=	ALUMINIUM CLADDING	鋁質覆蓋層
ALUM. COPING	=	ALUMINIUM COPING	鋁質蓋頂
ALUM. GRILLE	=	ALUMINIUM GRILLE	鋁質格柵
ARCH. FEATURE / ARCHITECTURAL FEATURE	=	ARCHITECTURAL FEATURE	建築裝飾
ARCH. FEATURE ABOVE	=	ARCHITECTURAL FEATURE ABOVE	建築裝飾置上
ARCH. FEATURE AT H/L / ARCHITECTURAL FEATURE AT H/L	=	ARCHITECTURAL FEATURE AT HIGH LEVEL	建築裝飾於高位
BAL.	=	BALCONY	露台
BALCONY ABOVE	=	BALCONY ABOVE	露台置上
BATH 2	=	BATHROOM 2	浴室 2
BATH 3	=	BATHROOM 3	浴室 3
B.R. 2 / B.R.2	=	BEDROOM 2	睡房 2
B.R. 3 / B.R.3	=	BEDROOM 3	睡房 3
B.R. 4	=	BEDROOM 4	睡房 4
BUILDING LINE ABOVE	=	BUILDING LINE ABOVE	建築物界線置上
BUILDING LINE BELOW	=	BUILDING LINE BELOW	建築物界線置下

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附註 :
1. 部份樓層外牆範圍設有建築裝飾。
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/或外牆及/或附近設有外露及/或藏於覆蓋層之公用喉管。
3. 部份住宅單位客廳、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有跌級樓板及/或天花假陣及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物房內設有冷氣及/或機電設備之外露喉管/管道。
4. 露台及工作平台為不可封閉地方。
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、淋浴間、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. 部份住宅單位外的冷氣機平台放置屬於其單位及/或其他住宅單位的一部或多部分體式冷氣機（室外機）。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS FOR FLOOR PLANS
樓面平面圖中所使用名詞及簡稱之圖例

COMMON AREA	=	COMMON AREA	公用地方
COMMON ROOF	=	COMMON ROOF	公用天台
CORRIDOR	=	CORRIDOR	走廊
COVER FOR BALCONY	=	COVER FOR BALCONY	露台上蓋
COVER FOR COVERED WALKWAY	=	COVER FOR COVERED WALKWAY	有蓋行人道上蓋
COVER FOR COVERED WALKWAY (GREENERY ON TOP)	=	COVER FOR COVERED WALKWAY (GREENERY ON TOP)	有蓋行人道上蓋（綠化頂部）
COVER FOR STAIR	=	COVER FOR STAIR	樓梯上蓋
COVER FOR U.P.	=	COVER FOR UTILITY PLATFORM	工作平台上蓋
C.W.	=	CURTAIN WALL	幕牆
DIN.	=	DINING ROOM	飯廳
DOGHOUSE	=	DOGHOUSE	管道房
DOOR WITH AUTO-CLOSE MECHANISM	=	DOOR WITH AUTO-CLOSE MECHANISM	具自動關閉系統的門
DN. / DN	=	DOWN	落
EL DUCT/ EL. DUCT	=	ELECTRICAL DUCT	電力槽
EL. RM.	=	ELECTRICAL ROOM	電力房
EL. & EMR/ EL & EMR	=	ELECTRICAL AND ELECTRIC METER ROOM	電力及電錶房
ELV.	=	EXTRA-LOW VOLTAGE	特低電壓
ELV. AT H/L	=	EXTRA-LOW VOLTAGE AT HIGH LEVEL	特低電壓於高位
E.M.C./ EMC	=	ELECTRIC METER CABINET	電錶櫃
E.M.R.	=	ELECTRIC METER ROOM	電錶房
EXHAUST FAN RM.	=	EXHAUST FAN ROOM	排風風扇房
FENCE WALL	=	FENCE WALL	圍牆
FIREMAN'S LIFT LOBBY	=	FIREMAN'S LIFT LOBBY	消防員升降機大堂
FLAT	=	FLAT	單位
FLAT ROOF	=	FLAT ROOF	平台
FLAT ROOF (FOR COMMON)	=	FLAT ROOF (FOR COMMON)	平台（公用）
FLUSHING WATER PUMP ROOM/ RM.	=	FLUSHING WATER PUMP ROOM	沖廁水泵房
GLASS CLADDING	=	GLASS CLADDING	玻璃覆蓋層
H.R.	=	HOSE REEL	消防喉轆
H.R. AT L/L	=	HOSE REEL AT LOW LEVEL	消防喉轆於低位
INACCESSIBLE FLAT ROOF (COMMON)	=	INACCESSIBLE FLAT ROOF (COMMON)	不可通達的平台（公用）
JACUZZI	=	JACUZZI	按摩池
KIT.	=	KITCHEN	廚房

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附註：

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3. 部份住宅單位客廳、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有跌級樓板及/或天花假陣及/或假天花用以裝置冷氣系統及/或其他機電設備。部份儲物房內設有冷氣及/或機電設備之外露喉管/管道。
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS FOR FLOOR PLANS
樓面平面圖中所使用名詞及簡稱之圖例

LANTERN	=	LANTERN	燈
LAV.	=	LAVATORY	洗手間
LIV.	=	LIVING ROOM	客廳
LIFT	=	LIFT	升降機
LIFT OVER RUN	=	LIFT OVER RUN	升降機緩衝區
LIFT LOBBY	=	LIFT LOBBY	升降機大堂
LIFT MACHINE ROOM / RM.	=	LIFT MACHINE ROOM	升降機機房
LOBBY	=	LOBBY	大堂
M. BATH / M. BATH.	=	MASTER BATHROOM	主人浴室
M.B.R.	=	MASTER BEDROOM	主人睡房
METAL CANOPY	=	METAL CANOPY	金屬簷篷
M.R.	=	METAL RAILING	金屬欄杆
M.G.	=	METAL GRILLE	金屬格柵
M.L. AT M/L	=	METAL LOUVRE AT MEDIUM LEVEL	金屬百葉於中位
M.L. AT H/L	=	METAL LOUVRE AT HIGH LEVEL	金屬百葉於高位
OPEN KIT.	=	OPEN KITCHEN	開放式廚房
PERFORATED ALUM. PANEL	=	PERFORATED ALUMINIUM PANEL	鋁質穿孔板
P./ PLANTER	=	PLANTER	花槽
P.D.	=	PIPE DUCT	管道槽
P.W./ PIPE WELL	=	PIPE WELL	管道井
POTABLE WATER PUMP ROOM / RM.	=	POTABLE WATER PUMP ROOM	食水泵房
POWDER ROOM / RM.	=	POWDER ROOM	化妝間
ROOF	=	ROOF	天台
R.C.C.	=	REINFORCED CONCRETE CURB	鋼筋混凝土礎
RC FENCE WALL	=	REINFORCED CONCRETE FENCE WALL	鋼筋混凝圍牆
R.S. & M.R.R.	=	REFUSE STORAGE AND MATERIAL RECOVERY ROOM	垃圾及物料回收房
S.	=	STOVE	煮食爐
STORE	=	STORE ROOM	儲物房
STONE CLADDING	=	STONE CLADDING	石料覆蓋層
STONE FEATURE	=	STONE FEATURE	石料裝飾
SINK	=	SINK	洗滌盆
SUN SHADING DEVICE	=	SUN SHADING DEVICE	遮蔽裝置

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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

LEGEND OF THE TERMS AND ABBREVIATIONS FOR FLOOR PLANS
樓面平面圖中所使用名詞及簡稱之圖例

T.G.B.	= TEMPERED GLASS BALUSTRADE	鋼化玻璃欄杆
U.P.	= UTILITY PLATFORM	工作平台
U.P. ABOVE	= UTILITY PLATFORM ABOVE	工作平台置上
UP	= UP	上
UTILITY	= UTILITY	工作間
VOID	= VOID	中空
WALK-IN CLOSET	= WALK-IN CLOSET	衣帽間
W.M.C. / W.M.C	= WATER METER CABINET	水錶櫃
WATER METER RM.	= WATER METER ROOM	水錶房



= MAINTENANCE WINDOW

維修窗戶



= WINDOW WITH SLIDING PANEL BEHIND (ACOUSTIC WINDOW)

背面裝設滑動嵌板的窗戶
(減音窗)



= SLIDING DOOR WITH SLIDING PANEL BEHIND (ACOUSTIC WINDOW)
(FOR BALCONY ONLY)

背面裝設滑動嵌板的趟門
(減音窗)
(只供露台)

= WALL WITH MINIMUM 600mm WIDTH WITH MINIMUM FIRE RESISTANCE RATING -/30/30

不少於600毫米闊度和
不可低於30分鐘完整性及隔熱性耐火效能的牆



= SPLIT TYPE AIR-CONDITIONER (OUTDOOR UNIT)

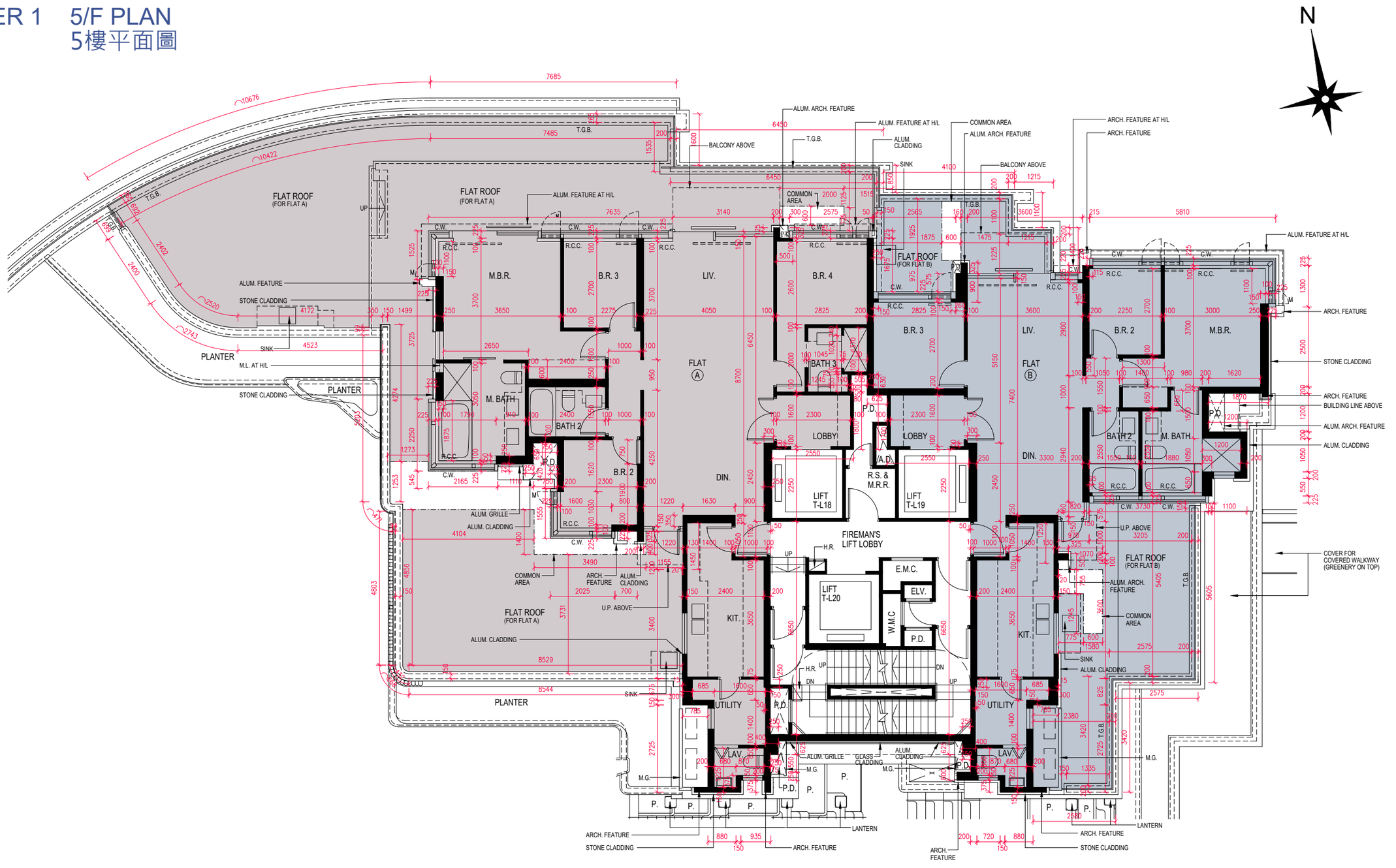
分體式冷氣機（室外機）

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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 1　5/F PLAN
第1座　5樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位	
			A	B
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)	Tower 1 第1座	5/F 5樓	2950, 3050, 3100, 3200, 3300, 3500	2950, 3050, 3100, 3200, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200, 225	125, 150, 175, 225

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

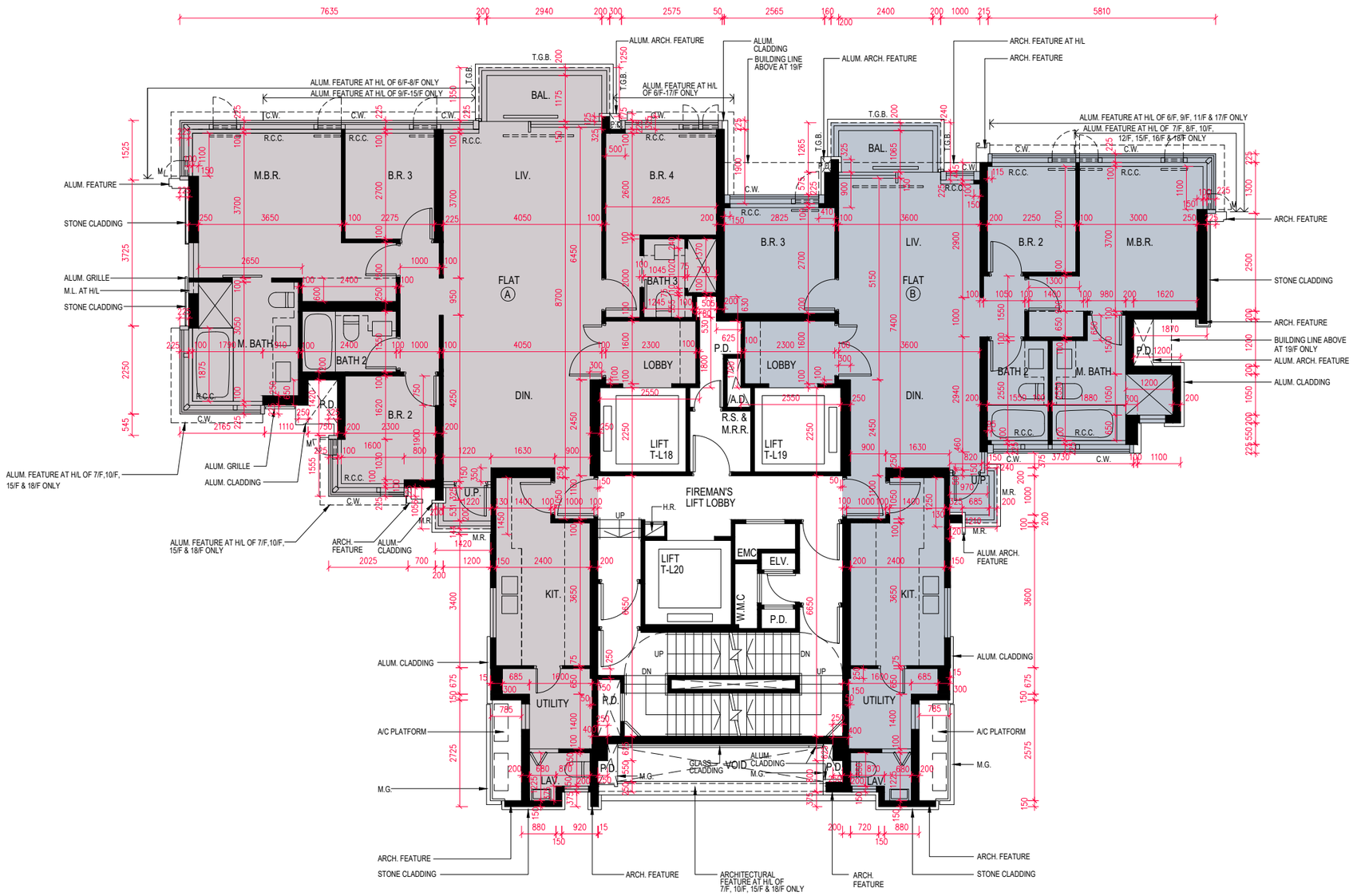
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 to AL004 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
- ⌐ ¬ ⌐ ¬ Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

附註:
- 樓面平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
- 樓面平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第AL001至AL004頁。
- ⌐ ¬ ⌐ ¬ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 1　6/F-12/F, 15/F-18/F PLAN
第1座　6樓至12樓，15樓至18樓平面圖



SCALE 比例　0　5　10M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位	
			A	B
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)	Tower 1 第1座	6/F - 12/F, 15/F - 17/F 6樓至12樓， 15樓至17樓	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200, 225	125, 150, 175 ,225

	Tower Name 大廈名稱	Floor 樓層	Flat 單位	
			A	B
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)	Tower 1 第1座	18/F 18樓	3250, 3350, 3400, 3600	3000, 3250, 3350, 3400 3450, 3500, 3600, 3800
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 175, 200, 225	125, 150, 175, 225

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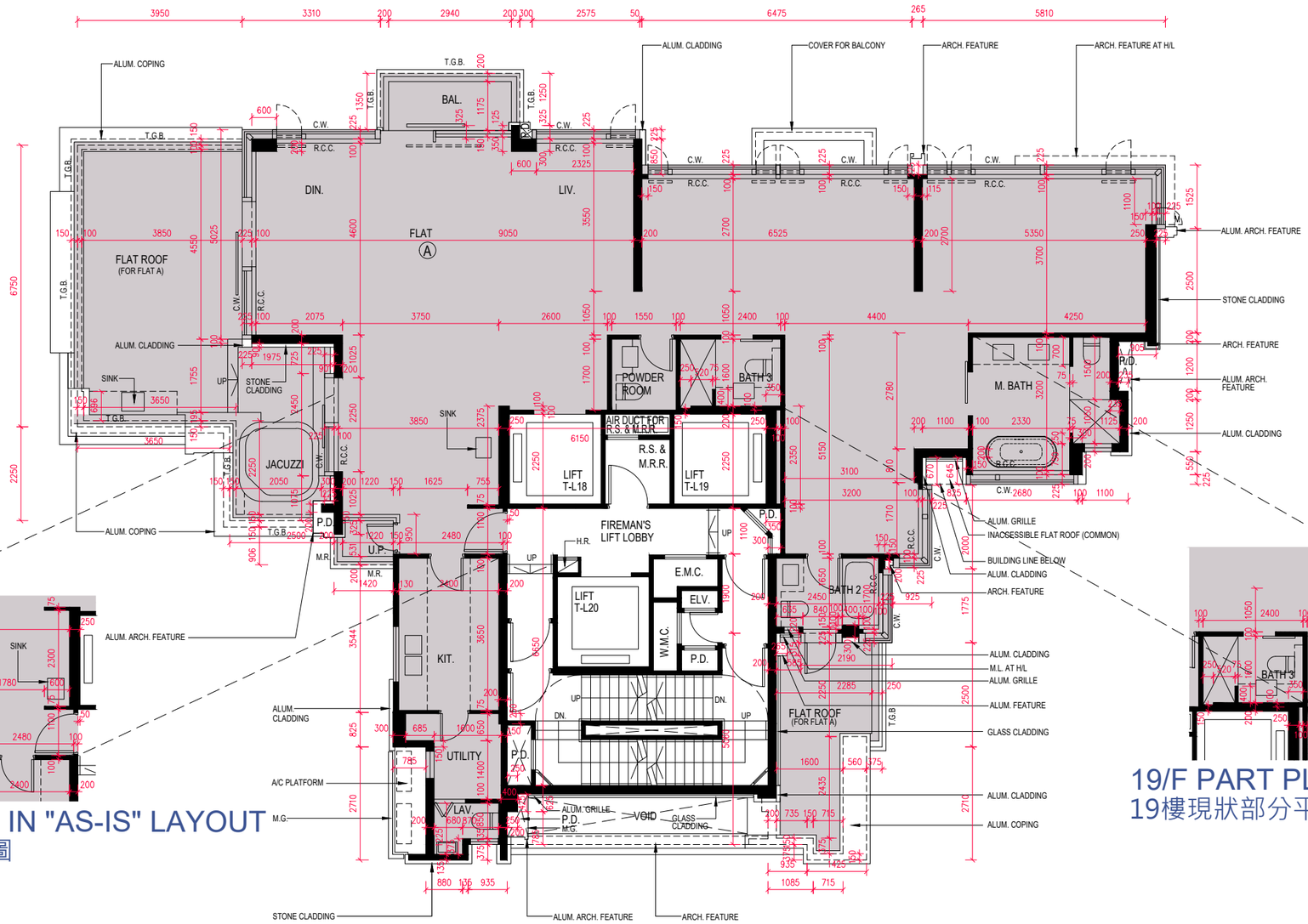
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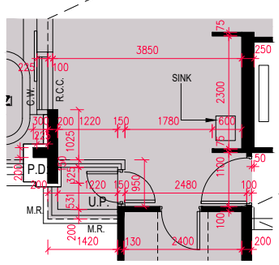
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- ⊏ ⊐ ⊐ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

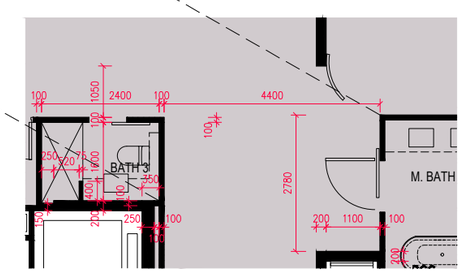
FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 1　19/F PLAN
第1座　19樓平面圖



19/F PART PLAN IN "AS-IS" LAYOUT
19樓現狀部分平面圖





19/F PART PLAN IN "AS-IS" LAYOUT
19樓現狀部分平面圖

SCALE
比例　0　5　10M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位
			A
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)	Tower 1 第1座	19/F 19樓	2900, 3150, 3250, 3350, 3400, 3500
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 175, 200, 500

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

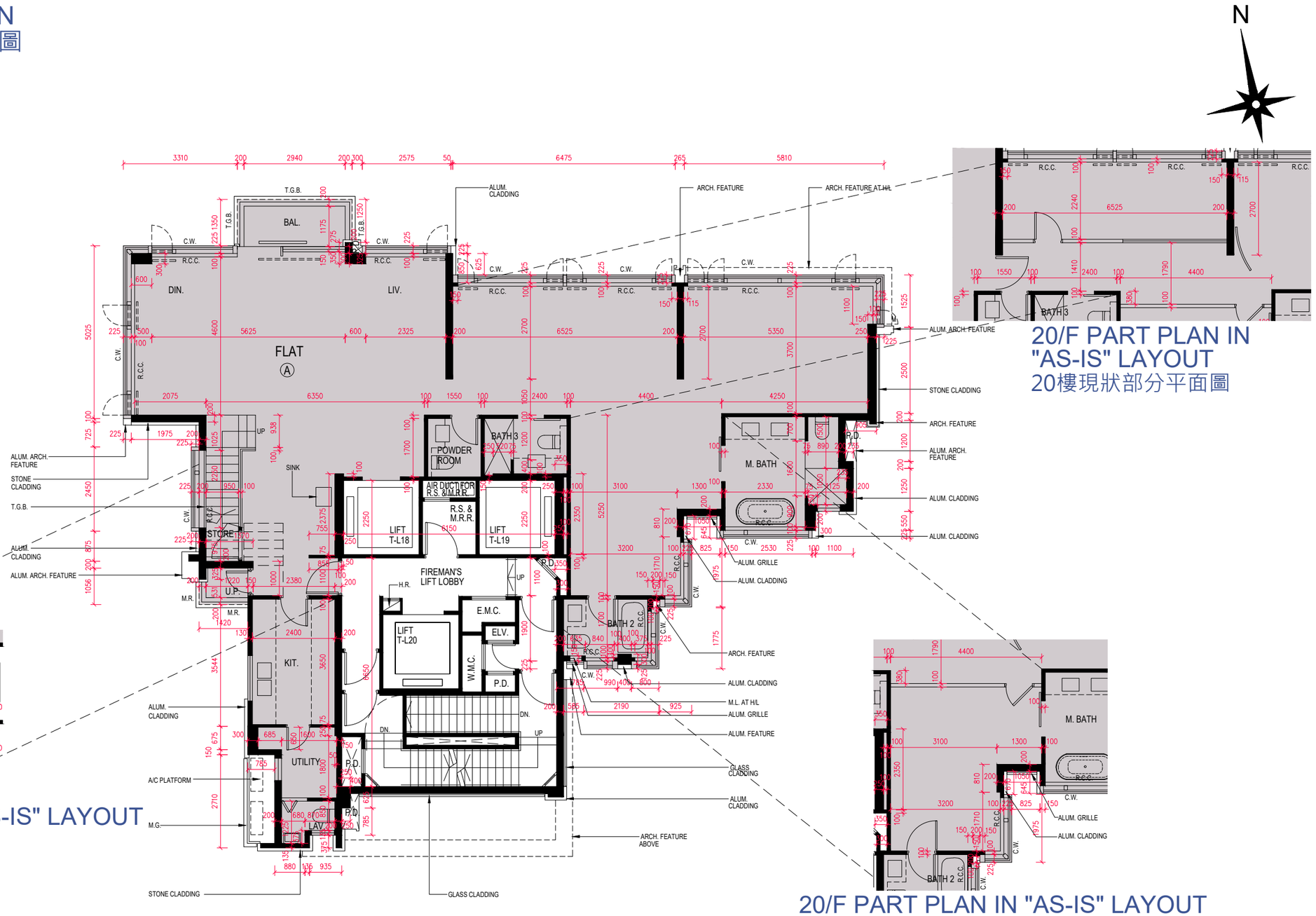
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Remarks:
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 to AL004 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
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- Parts of the relevant residential property shown with part plan(s) in "as-is" layout in the floor plan have been altered by way of exempted works under the Buildings Ordinance and its subsidiary legislation.

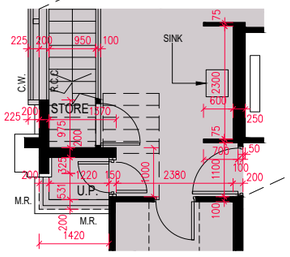
附註:
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- ⊏ ⊐ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
- 樓面平面圖內以現狀部分平面圖顯示的相關住宅物業的一部分已施行《建築物條例》及其附屬條例下的豁免工程。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 1 20/F PLAN
第1座 20樓平面圖



20/F PART PLAN IN "AS-IS" LAYOUT
20樓現狀部分平面圖



20/F PART PLAN IN "AS-IS" LAYOUT
20樓現狀部分平面圖

20/F PART PLAN IN "AS-IS" LAYOUT
20樓現狀部分平面圖

SCALE 比例 0 5 10M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位
			A
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)	Tower 1 第1座	20/F 20樓	3500, 3825
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 175, 200, 475, 600

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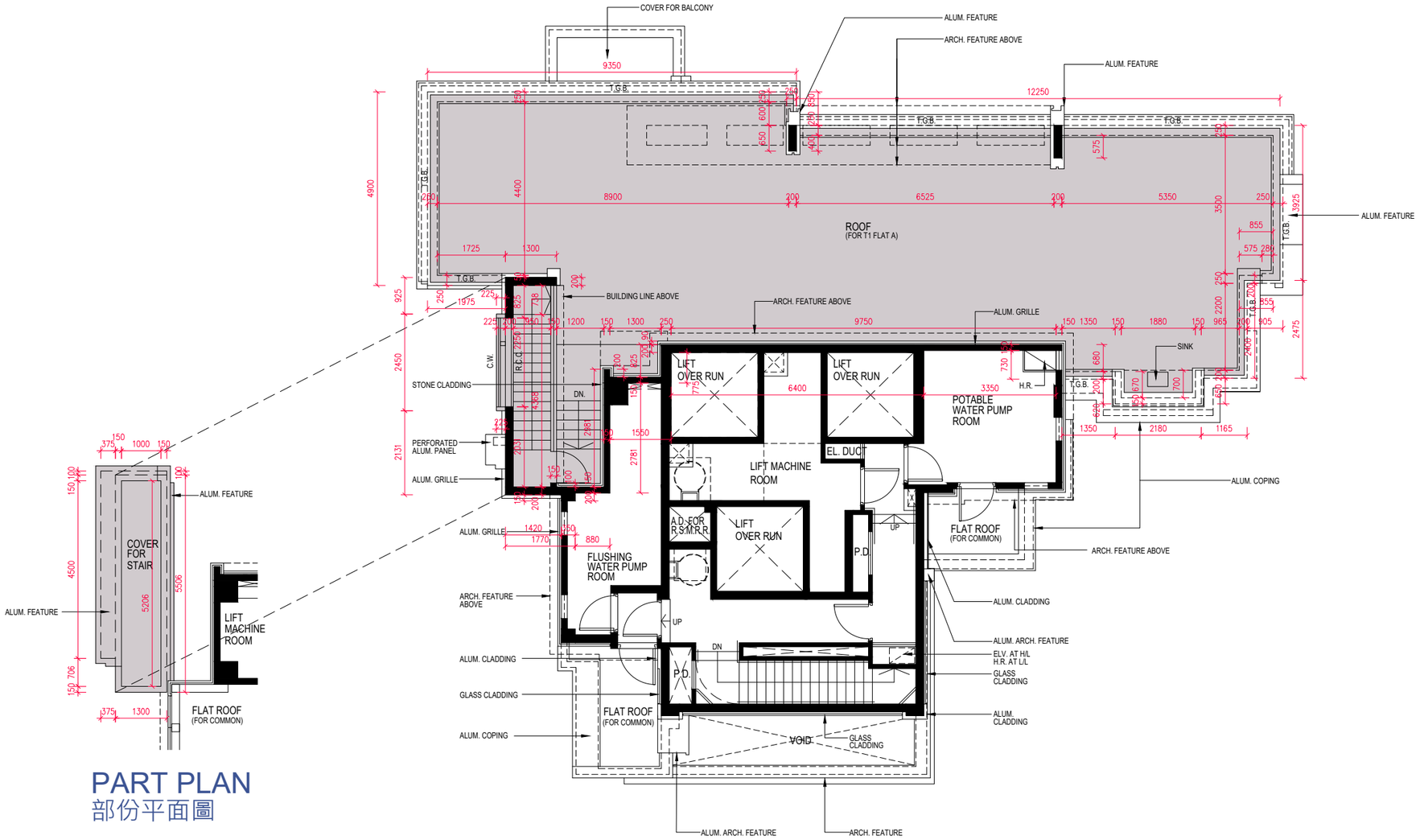
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 1 ROOF PLAN
第1座 天台平面圖



PART PLAN
部份平面圖

N

SCALE
比例 0 5 10M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位
			A
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)	Tower 1 第1座	ROOF 天台	N/A 不適用
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			N/A 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

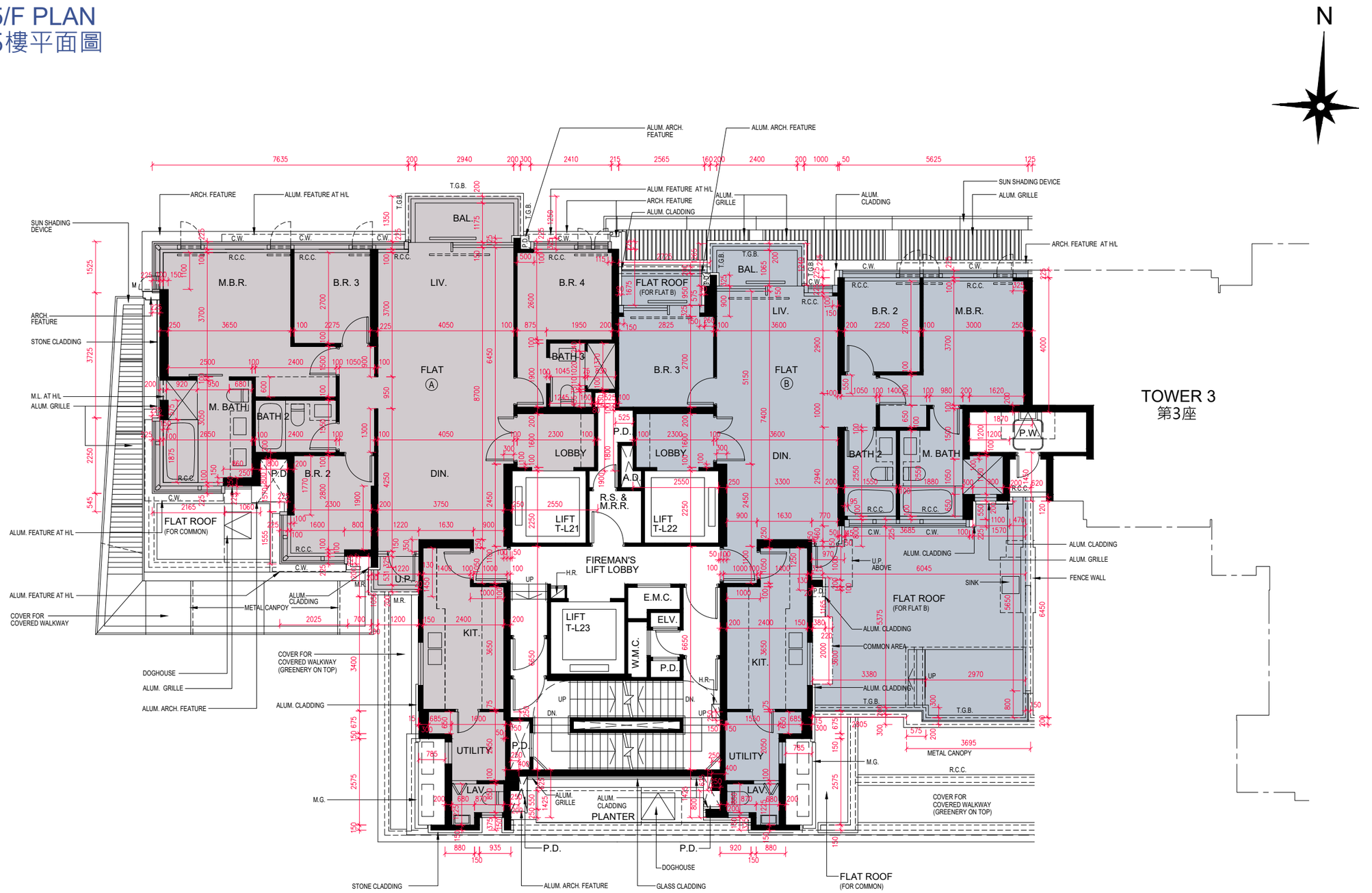
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

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附註:
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 2 5/F PLAN
第2座 5樓平面圖



AL015

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位	
			A	B
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)	Tower 2 第2座	5/F 5樓	2950, 3050, 3200, 3300	2950, 3050, 3100, 3200, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200, 225	125, 150, 175, 225

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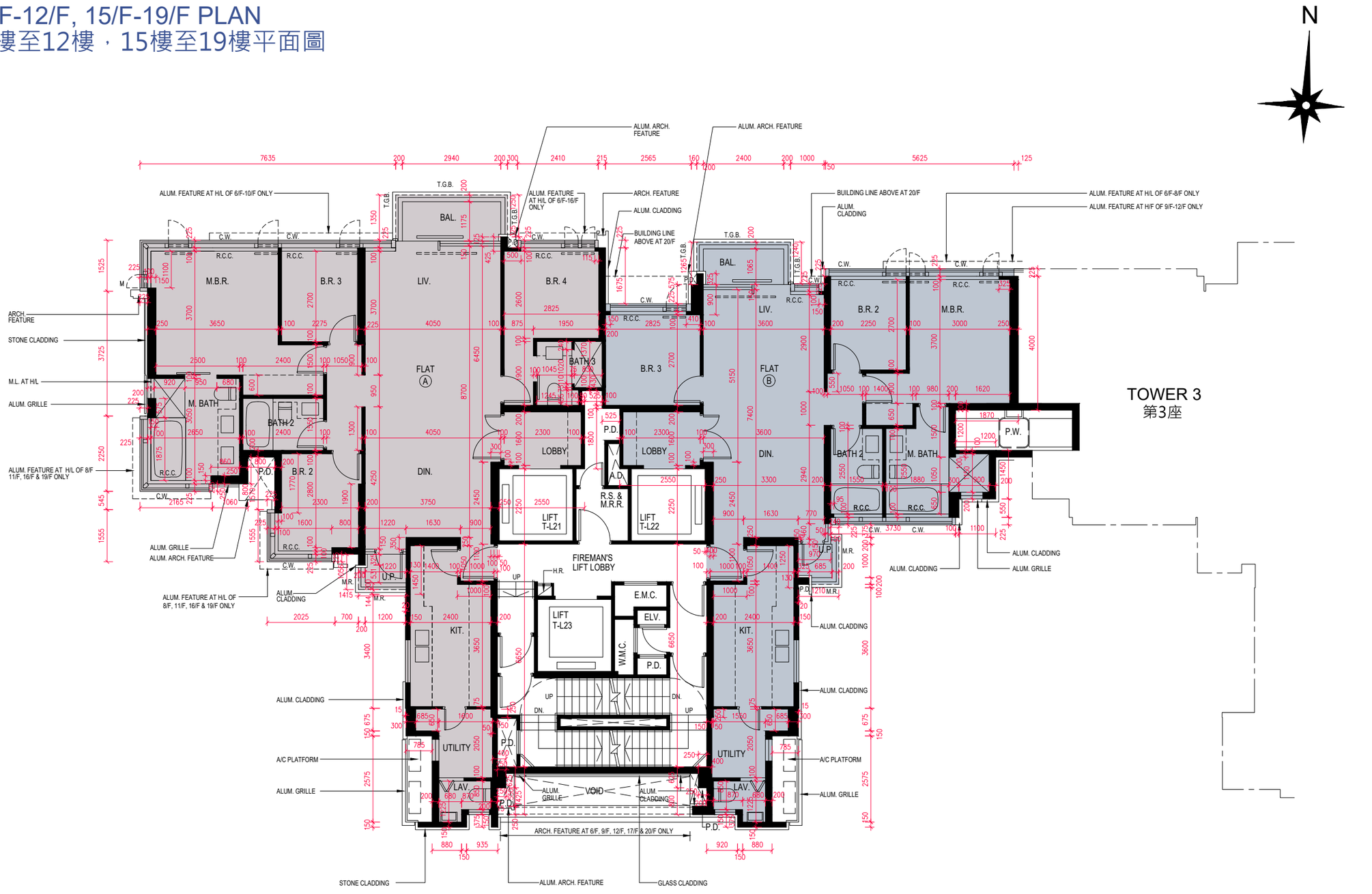
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 2　6/F-12/F, 15/F-19/F PLAN
第2座　6樓至12樓，15樓至19樓平面圖



SCALE 比例　0　5　10M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位	
			A	B
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)	Tower 2 第2座	6/F - 12/F, 15/F - 18/F 6樓至12樓， 15樓至18樓	2950, 3050, 3200, 3300	2950, 3050, 3200, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200, 225	125, 150, 175, 225

	Tower Name 大廈名稱	Floor 樓層	Flat 單位	
			A	B
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)	Tower 2 第2座	19/F 19樓	3150, 3250, 3300, 3500	2900, 3150, 3250, 3300 3350, 3400, 3500, 3700
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 175, 200, 225	125, 150, 175, 225

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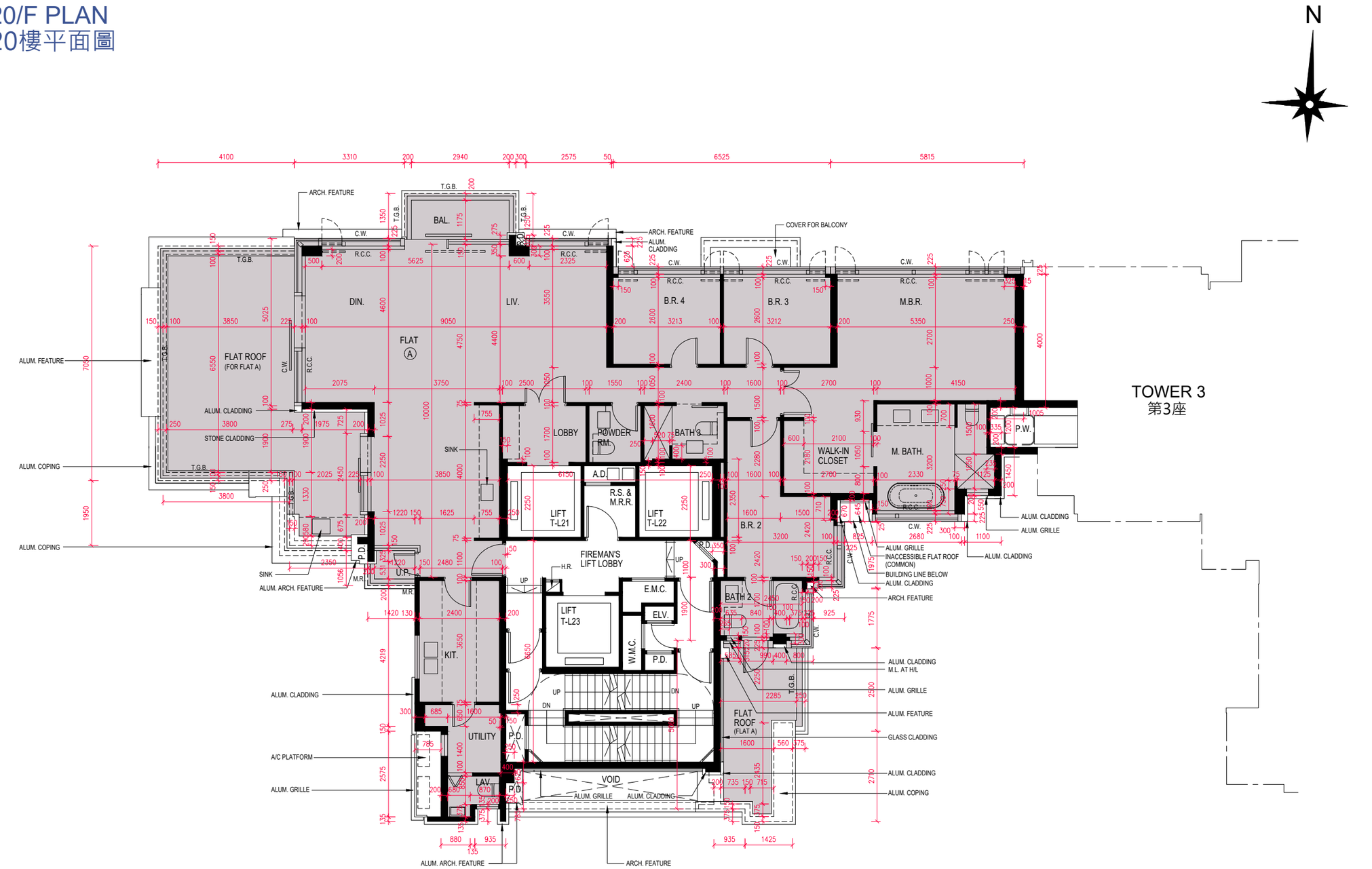
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 2 20/F PLAN
第2座 20樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位
			A
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)	Tower 2 第2座	20/F 20樓	2900, 3150, 3250, 3350, 3400, 3500
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 175, 200, 500

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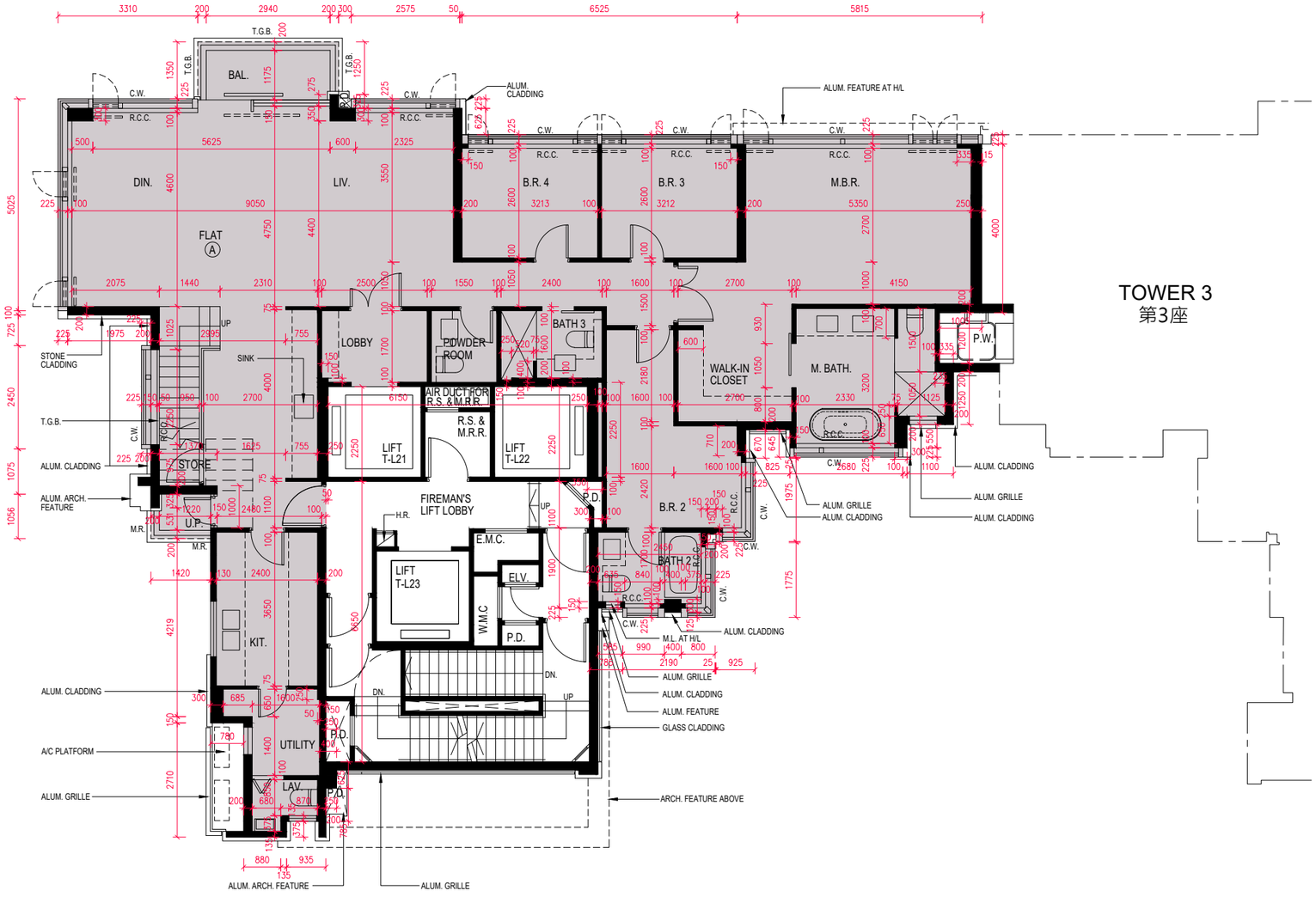
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 2　21/F PLAN
第2座　21樓平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位
			A
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)	Tower 2 第2座	21/F 21樓	3500, 3825
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 175, 200, 475, 600

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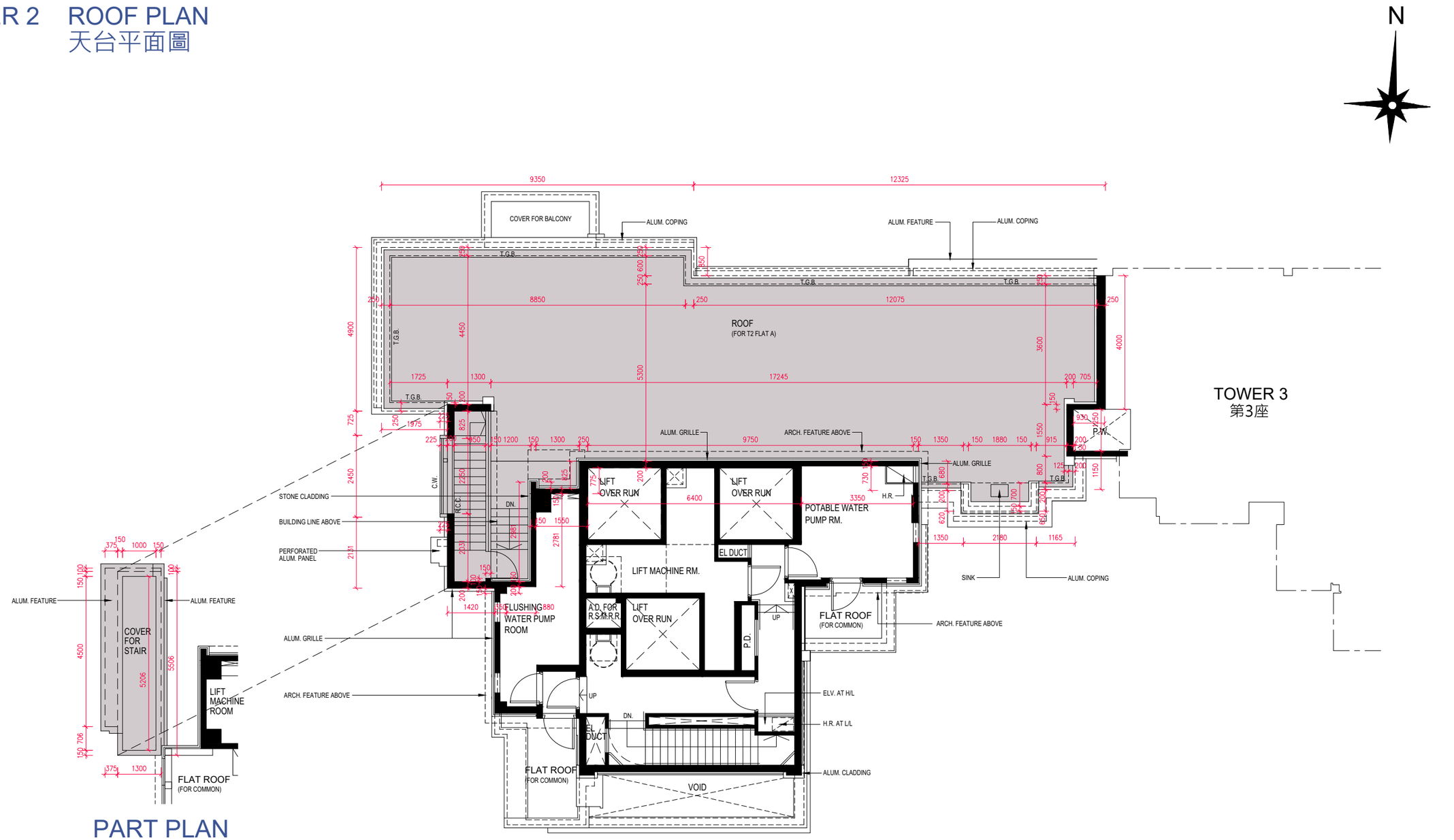
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FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 2 ROOF PLAN
第2座 天台平面圖



PART PLAN
部份平面圖

SCALE 比例 0 5 10M(米)

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位
			A
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)	Tower 2 第2座	ROOF 天台	N/A 不適用
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			N/A 不適用

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- ⊏ ⊐ Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

附註:
- 樓面平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
- 樓面平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第AL001至AL004頁。
- ⊏ ⊐ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5 5/F PLAN
第5座 5樓平面圖



AL025

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位									
			A	B	C	D	E	F	G	H	J	K	L
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)	Tower 5 第5座	5/F 5樓	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300, 3450	2950, 3050, 3100, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	3050, 3300	3050, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150	125, 200	125, 175	125, 150, 175	125, 150, 175	125, 150, 175	125, 175	125, 150, 175	125, 150, 175	125, 175	125, 175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

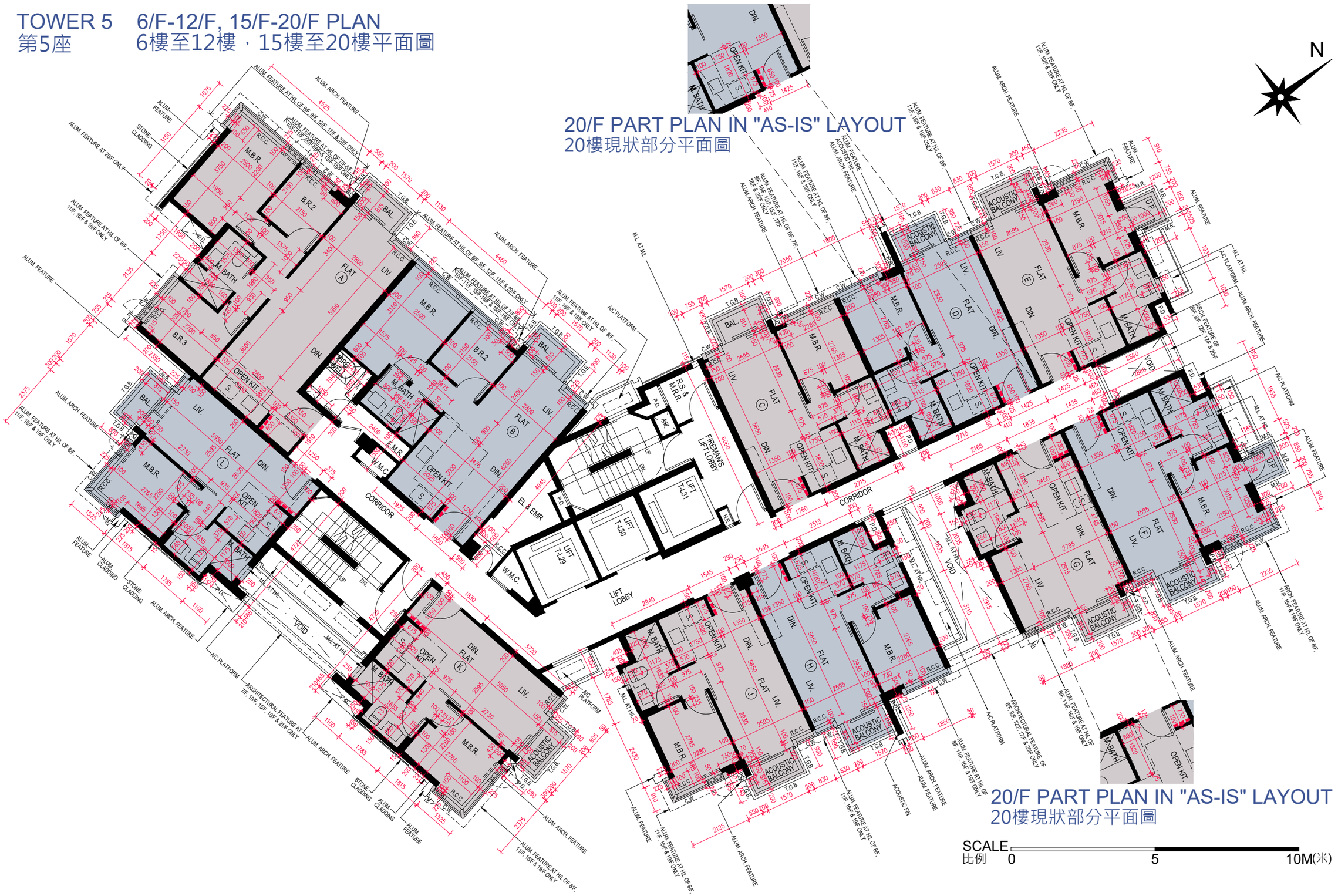
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 to AL004 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
- ⊏ ⊐ ⊐ Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

附註:
- 樓面平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
- 樓面平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第AL001至AL004頁。
- ⊏ ⊐ ⊐ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5 6/F-12/F, 15/F-20/F PLAN
第5座 6樓至12樓，15樓至20樓平面圖



AL027

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位									
			A	B	C	D	E	F	G	H	J	K	L
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)	Tower 5 第5座	6/F - 12/F, 15/F - 19/F 6樓至12樓，15樓至19樓	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	3050, 3300	3050, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150	125, 200	125, 175	125, 150, 175	125, 150, 175	125, 150, 175	125, 175	125, 150, 175	125, 150, 175	125, 175	125, 175

	Tower Name 大廈名稱	Floor 樓層	Flat 單位									
			A	B	C	D	E	F	G	H	J	K	L
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)	Tower 5 第5座	20/F 20樓	2950, 3050, 3300	2950, 3150, 3200, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150	125, 200	125, 175	125, 150, 175	125, 150, 175	125, 150, 175	125, 175	125, 150, 175	125, 150, 175	125, 175	125, 175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 to AL004 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
- ⊏ ⊐ ⊐ Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.
- Parts of the relevant residential property shown with part plan(s) in "as-is" layout in the floor plan have been altered by way of exempted works under the Buildings Ordinance and its subsidiary legislation.

附註:
- 樓面平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
- 樓面平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第AL001至AL004頁。
- ⊏ ⊐ ⊐ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。
- 樓面平面圖內以現狀部分平面圖顯示的相關住宅物業的一部分已施行《建築物條例》及其附屬條例下的豁免工程。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5 21/F PLAN
第5座 21樓平面圖



AL029

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位									
			A	C	D	E	F	G	H	J	K	L
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)	Tower 5 第5座	21/F 21樓	2950, 3050, 3150, 3200, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300	2950, 3050, 3300
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200	125, 175	125, 150, 175	125, 150, 175	125, 150, 175	125, 175	125, 150, 175	125, 150, 175	125, 175	125, 175

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

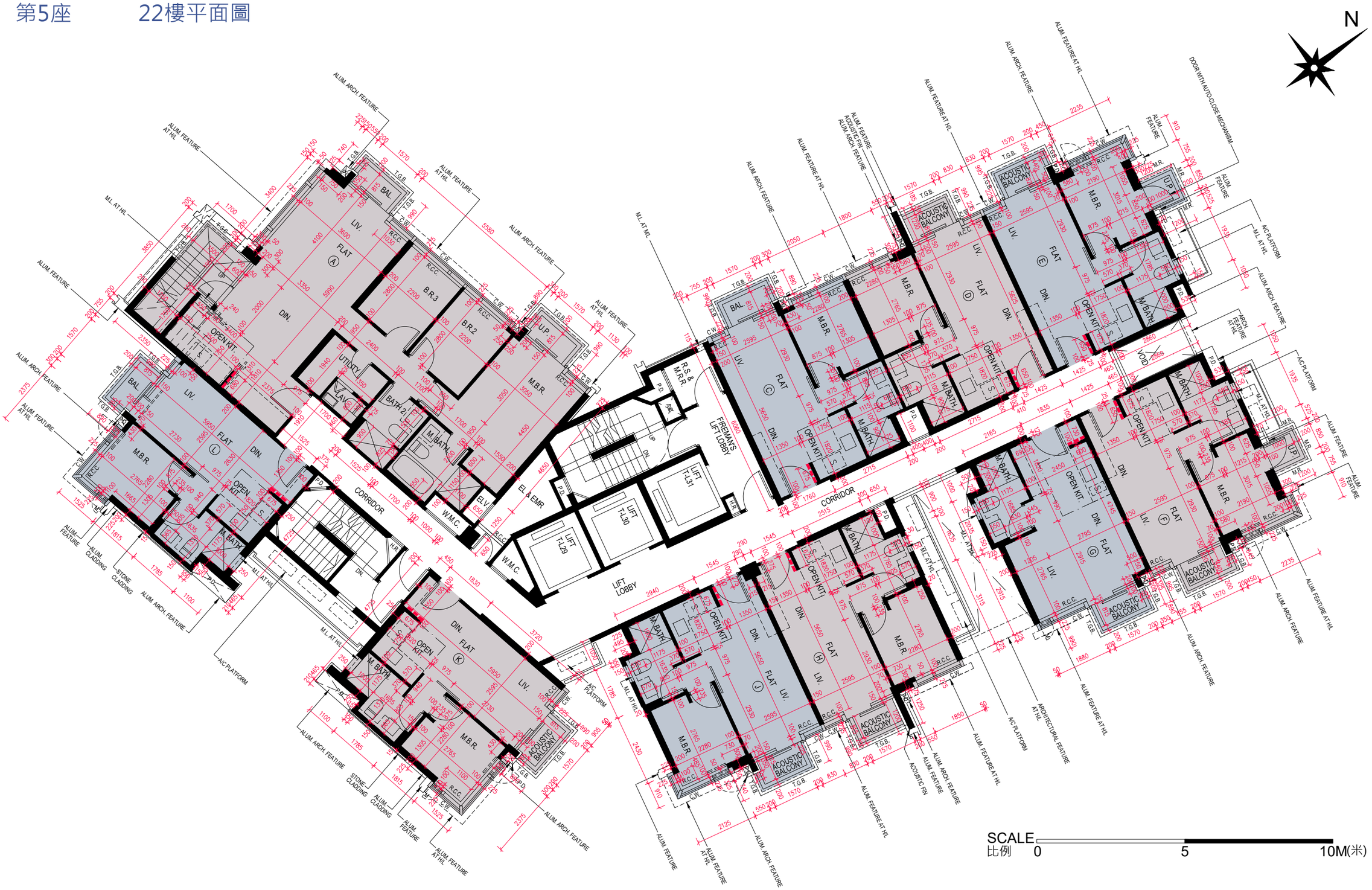
因住宅物業的較高樓層的結構牆的厚度遞減，較高樓層的內部面積，一般比較低樓層的內部面積稍大。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 to AL004 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
- Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

附註:
- 樓面平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
- 樓面平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第AL001至AL004頁。
- 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5 22/F PLAN
第5座 22樓平面圖



AL031

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位								
			A	C	D	E	F	G	H	J	K	L
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)	Tower 5 第5座	22/F 22樓	3500	3500	3500	3450, 3500	3450, 3500	3500	3500	3500	3500	3500
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			125, 150, 200	125, 175	125, 150, 175	125, 150, 175	125, 150, 175	125, 175, 200	125, 150, 175, 200	125, 175, 200	125, 175, 200	125, 175, 200

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 to AL004 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
- ⊏ ⊐ Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

附註:
- 樓面平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
- 樓面平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第AL001至AL004頁。
- ⊏ ⊐ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

TOWER 5 ROOF PLAN
第5座 天台平面圖



FLOOR PLANS OF RESIDENTIAL PROPERTIES IN THE PHASE 期數的住宅物業的樓面平面圖

	Tower Name 大廈名稱	Floor 樓層	Flat 單位								
			A	D	E	F	G	H	J	K	L
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)	Tower 5 第5座	ROOF 天台	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用
The thickness of the floor slabs (excluding plaster) of each residential property (mm) 每個住宅物業的樓板的厚度 (不包括灰泥) (毫米)			N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用	N/A 不適用

The internal areas of the residential properties on the upper floors will generally be slightly larger than those on the lower floors because of the reducing thickness of the structural walls on the upper floors.(This does not apply to the residential properties in the Phase because the design of the Phase does not involve reducing thickness of structural walls of residential properties on the upper floors and hence internal areas of those residential properties will not be increased.)

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。(不適用於期數內的住宅物業，因為期數的設計是不牽涉較高樓層的住宅物業的結構牆的厚度遞減。因此，該等住宅物業的內部面積不會增加。)

Remarks:
- The dimensions of floor plans are all structural dimensions in millimetre.
- Please refer to Pages AL001 to AL004 of this sales brochure for remarks, legend of the terms and abbreviations shown in the floor plan.
- ⊏ ⊐ Dotted line in a residential unit with open kitchen delineates the extent of open kitchen area.

附註:
- 樓面平面圖所列之尺寸數字為毫米標示的建築結構尺寸。
- 樓面平面圖中顯示之附註、名詞及簡稱之圖例請參閱本售樓說明書第AL001至AL004頁。
- ⊏ ⊐ 設有開放式廚房的住宅單位內所顯示的虛線代表開放式廚房範圍。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 1 第1座	5/F 5樓	Flat A A單位	131.755 (1418) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	126.474 (1361)	-	-	-	-	-	-
		Flat B B單位	103.089 (1110) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	35.864 (386)	-	-	-	-	-	-
	6/F-12/F, 15/F-18/F 6樓-12樓，15樓-18樓	Flat A A單位	137.848 (1484) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	108.131 (1164) Balcony 露台 :3.542 (38) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
	19/F 19樓	Flat A A單位	196.758 (2118) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	39.953 (430)	-	-	-	-	-	-
	20/F 20樓	Flat A A單位	196.758 (2118) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	117.053 (1260)	4.851 (52)	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 2 第2座	5/F 5樓	Flat A A單位	137.740 (1483) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	105.608 (1137) Balcony 露台 :3.542 (38) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	34.861 (375)	-	-	-	-	-	-
	6/F-12/F, 15/F-19/F 6樓-12樓，15樓-19樓	Flat A A單位	137.740 (1483) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	107.108 (1153) Balcony 露台 :3.542 (38) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
	20/F 20樓	Flat A A單位	195.858 (2108) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	39.868 (429)	-	-	-	-	-	-
	21/F 21樓	Flat A A單位	195.858 (2108) Balcony 露台 :4.593 (49) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	117.600 (1266)	4.851 (52)	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	5/F 5樓	Flat A A單位	62.272 (670) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	47.569 (512) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat C C單位	33.817 (364) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat D D單位	31.052 (334) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	2.991 (32)	-	-	-	-	-	-
		Flat E E單位	32.438 (349) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	28.514 (307)	-	-	-	-	-	-
		Flat F F單位	34.465 (371) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	6.438 (69)	-	-	-	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	5/F 5樓	Flat G G單位	28.210 (304) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat H H單位	33.575 (361) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat J J單位	33.919 (365) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat K K單位	33.025 (355) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	10.243 (110)	-	-	-	-	-	-
		Flat L L單位	32.635 (351) Balcony 露台 :- Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	12.687 (137)	-	-	-	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	6/F-12/F, 15/F-20/F 6樓-12樓，15樓-20樓	Flat A A單位	62.272 (670) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat B B單位	47.569 (512) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat C C單位	33.817 (364) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat D D單位	33.052 (356) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat E E單位	35.938 (387) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat F F單位	35.943 (387) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-

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.
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3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

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AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	6/F-12/F, 15/F-20/F 6樓-12樓，15樓-20樓	Flat G G單位	28.210 (304) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat H H單位	33.575 (361) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat J J單位	33.919 (365) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat K K單位	35.025 (377) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat L L單位	34.635 (373) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

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

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AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積（包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	21/F 21樓	Flat A A單位	97.774 (1052) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :2.000 (22) Verandah 陽台 :-	-	-	-	11.639 (125)	-	-	-	-	-	-
		Flat C C單位	33.817 (364) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat D D單位	33.052 (356) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat E E單位	35.938 (387) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat F F單位	35.943 (387) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

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AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 (包括露台，工作平台及陽台（如有）) 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	21/F 21樓	Flat G G單位	28.210 (304) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat H H單位	33.575 (361) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat J J單位	33.919 (365) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat K K單位	35.025 (377) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat L L單位	34.635 (373) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）								
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	22/F 22樓	Flat A A單位	89.164 (960) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :2.000 (22) Verandah 陽台 :-	-	-	-	-	-	-	66.574 (717)	-	-	-
		Flat C C單位	33.817 (364) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	-	-	-	-
		Flat D D單位	33.052 (356) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	15.644 (168)	-	-	-
		Flat E E單位	35.938 (387) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	20.952 (226)	-	-	-
		Flat F F單位	35.943 (387) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :1.500 (16) Verandah 陽台 :-	-	-	-	-	-	-	21.811 (235)	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

1.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。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

AREA OF RESIDENTIAL PROPERTIES IN THE PHASE 期數中的住宅物業的面積

Description of Residential Property 物業的描述			Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq.ft.) 實用面積 （包括露台，工作平台及陽台（如有）） 平方米（平方呎）	Area of other specified items (Not included in the Saleable Area) sq. metre (sq.ft.) 其他指明項目的面積（不計算入實用面積） 平方米（平方呎）									
Block Name 大廈名稱	Floor 樓層	Unit 單位		Air-conditioning plant room 空調機房	Bay window 窗台	Cockloft 閣樓	Flat roof 平台	Garden 花園	Parking space 停車位	Roof 天台	Stairhood 梯屋	Terrace 前庭	Yard 庭院
Tower 5 第5座	22/F 22樓	Flat G G單位	28.210 (304) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	18.189 (196)	-	-	-
		Flat H H單位	33.575 (361) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	23.395 (252)	-	-	-
		Flat J J單位	33.919 (365) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	22.949 (247)	-	-	-
		Flat K K單位	35.025 (377) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	22.679 (244)	-	-	-
		Flat L L單位	34.635 (373) Balcony 露台 :2.000 (22) Utility Platform 工作平台 :- Verandah 陽台 :-	-	-	-	-	-	-	28.260 (304)	-	-	-

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.
2. 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 foot, which may be slightly different from that shown in square metre.
3. 4/F, 13/F and 14/F are omitted.

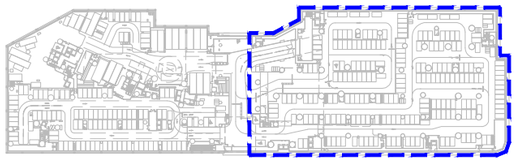
1.實用面積，以及露台、工作平台及陽台（如有）的樓面面積，是按照《一手住宅物業銷售條例》第8條計算得出的。其他指明項目的面積（不計算入實用面積），是按照《一手住宅物業銷售條例》附表2第2部計算得出的。

2.上述以平方呎顯示之面積，均以1平方米=10.764平方呎換算，並以四捨五入至整數平方呎，平方呎與平方米之數字可能有些微差異。

3.不設4樓、13樓及14樓。

FLOOR PLANS OF PARKING SPACES IN THE PHASE 期數中的停車位的樓面平面圖

B2/F FLOOR PLAN
地庫2層平面圖



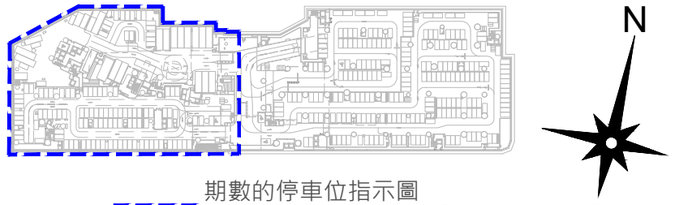
N

期數的停車位指示圖
Key Plan For Parking Spaces in the Phase



FLOOR PLANS OF PARKING SPACES IN THE PHASE 期數中的停車位的樓面平面圖

B2/F FLOOR PLAN
地庫2層平面圖





FLOOR PLANS OF PARKING SPACES IN THE PHASE 期數中的停車位的樓面平面圖

LOCATION, NUMBER, DIMENSIONS AND AREA OF PARKING SPACES:
停車位位置、數目、尺寸及面積:

Type of Parking Space 停車位類別	Location 位置	Number 數目	Dimensions (L x W) (m) 尺寸（長 x 闊）（米）	Area of each Parking Space (sq.m.) 每個停車位面積（平方米）
Residential Car Parking Space 住宅停車位	B2/F 地庫2層	63	5.0 x 2.5	12.5
Residential Motor Cycle Parking Space 住宅電單車停車位		6	2.4 x 1.0	2.4
Visitors' Parking Space 訪客停車位		9	5.0 x 2.5	12.5
Accessible Visitors' Parking Space 暢通易達訪客停車位		1	5.0 x 3.5	17.5
Residential Loading and Unloading Space 住宅上落貨車位		3	11.0 x 3.5	38.5

Remark:
Apart from the parking spaces mentioned above, the other parking spaces shown in the floor plan belong to the other Phases of the Development.
附註：
除以上提及的停車位外，樓面平面圖中顯示的其他停車位屬於發展項目的其他期數。

Residential Car Parking Space
住宅停車位

Residential Motor Cycle Parking Space
住宅電單車停車位

Residential Loading and Unloading Space
住宅上落貨車位

Visitors' Parking Space
訪客停車位

Accessible Visitors' Parking Space
暢通易達訪客停車位

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

1. A preliminary deposit of 5% is payable on the signing of the preliminary agreement for sale and purchase (the “preliminary agreement”);

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

3. If the purchaser fails to execute the agreement for sale and purchase within 5 working days after the date on which the purchaser enters into the preliminary agreement —
   (i) the preliminary agreement is terminated;
   (ii) the preliminary deposit is forfeited; and
   (iii) the owner does not have any further claim against the purchaser for the failure.

1. 在簽署臨時買賣合約（該“臨時合約”)時須支付款額為5％的臨時訂金；

2. 買方在簽署該臨時合約時支付的臨時訂金，會由代表擁有人行事的律師事務所以保證金保存人的身分持有；

3. 如買方沒有於訂立該臨時合約的日期之後5個工作日內簽立買賣合約—

   (i) 該臨時合約即告終止；
   (ii) 有關的臨時訂金即予沒收；及
   (iii) 擁有人不得就買方沒有簽立買賣合約而針對買方提出進一步申索。

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

The executed Deed of Mutual Covenant and Management Agreement ("**DMC**") of the Development and the draft Sub-Deed of Mutual Covenant and Management Agreement ("**Sub-DMC**") of the Phase provide that:

A. Common Parts of the Phase

1. "**Common Areas and Facilities**" means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Residential Carpark Common Areas and Facilities, (upon execution of the Sub-Deed(s) in respect of the Commercial Accommodation) the Commercial Common Areas and Facilities and the Commercial Carpark 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**" means and includes:

   (a) those parts of the Development in Phase 1 which are intended for common use and benefit of the Development including but not limited to the Public Loading and Unloading Park, such parts of the external walls (excluding the window(s) of any Unit) and curtain walls of the Development which are (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Green on the elevation plans certified by the Authorized Person and annexed to the DMC, such parts of the Amenity Area in Phase 1, such parts of the Landscaped Area in Phase 1 (including the Greenery Area and the Vertical Greening in Phase 1), such parts of the Items in Phase 1, the Fire Services Access, decorative air intake grilles within the Public Transport Interchange serving at pedestrian level, pipeworks downstream of manhole serving toilet of bus regulator offices at basement 1 floor, the structural walls, columns, beams, transfer plate and any other structural elements, plant rooms for environmentally friendly system and features, lifts, staircases, passages, entrances, walkways, stairways, landings, platforms, boundary fence walls, lobbies, the space for the loading and unloading of refuse collection vehicles, service areas, driveways, roadways and pavements, ramps, refuse storage & material recovery chamber, fan rooms, electrical meter rooms, transformer room, switch rooms, street fire hydrant water tank, fire services water tank, irrigation and cleansing water pump room (if any), fire services control centre, sprinkler water tank, emergency generator rooms, fuel tank rooms, sprinkler water pump rooms, flushing water pump rooms, street fire hydrant pump room, Owners' Committee office (if any) or office for Owners' Corporation (when formed), management office (if any), meter rooms, master water meter room, store rooms (if any), telecommunication broadcasting equipment rooms, water features, planters and such of the drains, channels, water mains, sewers, fresh and salt water storage tanks, fresh and salt water intakes and mains, storm water storage tank (if any) and drainage connection, satellite master antenna television system, communal television and radio aerial systems for reception of television and radio broadcast, telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, trees, shrubs and other plants and vegetation, lamp posts and other lighting facilities, fire prevention and fighting equipment and apparatus, security systems and apparatus, ventilation system and any other mechanical systems, devices or facilities installed or provided in Phase 1 of the Development intended for common use and benefit of the Development; which are (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Green and Light Green Hatched Black on the plans certified by the Authorized Person and annexed to the DMC;

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

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

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

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

   but EXCLUDING:

   (i) the Residential Common Areas and Facilities, the Residential Carpark Common Areas and Facilities, the Commercial Common Areas and Facilities and the Commercial Carpark 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**" means and includes:

   (a) those parts of the Development in Phase 1B intended for the common use and benefit of the Owners, occupiers and licensees of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, including but not limited to the Club House in Phase 1B, Visitors' Parking Spaces in Phase 1B, such parts of the external walls (excluding the window(s) of any Residential Unit) and curtain walls of the Development which are (in so far as they are capable of being shown on plans) for the purpose of identification only shown coloured Brown on the elevation plans certified by the Authorized Person and annexed to the DMC and the external walls (excluding the window(s) of any Residential Unit) and curtain walls of the Residential Towers, the structural walls, columns, beams, transfer plate and any other structural elements, the Residential Loading and Unloading Spaces in Phase 1B, the Acoustic Fins in Phase 1B, wider common corridors and lift lobbies, covered landscape areas, mail boxes, and such of the passages, common corridors and lift lobbies, entrances, landings, halls, entrance lobbies, guard rooms, air-conditioning platforms, stairways, staircases, lifts, caretakers' quarter, office for watchmen and caretakers, fire services booster pump room, store rooms, meter rooms and meter spaces and roof thereof 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 Phase 1B of 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 for common use and benefit of the Residential Accommodation in accordance with the DMC which are (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Brown, Brown Rippled Black and Orange Dotted 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 as may from time to time designated as Residential Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s);

but EXCLUDING:

(i) the Development Common Areas and Facilities, the Residential Car Park Common Areas and Facilities, the Commercial Common Areas and Facilities and the Commercial Carpark 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. "**Residential Carpark Common Areas and Facilities**" means and includes:

(a) those parts of the Development in Phase 1B which are intended for the common use and benefit of all the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces and the Visitors' Parking Spaces as a whole including but not limited to driveways, passages, EV charger room and such other areas and facilities which are intended for the common use and benefit of all the Residential Car Parking Spaces, the Residential Motor Cycle Parking Spaces and the Visitors' Parking Spaces (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Yellow 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 as may from time to time designated as Residential Carpark Common Areas and Facilities in accordance with the DMC or any Sub-Deed(s);

but EXCLUDING:

(i) the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Commercial Common Areas and Facilities and the Commercial Carpark 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. "**Commercial Common Areas and Facilities**" means the Commercial Common Areas and Facilities (Phase 1B) and the Commercial Common Areas and Facilities (Phase 2).

6. "**Commercial Carpark Common Areas and Facilities**" means the Commercial Carpark Common Areas and Facilities (Phase 1B) and the Commercial Carpark Common Areas and Facilities (Phase 2);

7. "**Common Areas and Facilities In Phase 2B-3**" means such parts of the Phase 2 Common Areas and Facilities within Phase 2B-3 comprising the following (in so far as they are capable of being identified and shown on plans) :-

(a) the Development Common Areas and Facilities In Phase 2B-3; and

(b) the Residential Common Areas and Facilities In Phase 2B-3;

8. "**Development Common Areas and Facilities In Phase 2B-3**" means such parts of the Development Common Areas and Facilities within Phase 2B-3 and includes :- ;

(a) those parts of the Development within Phase 2B-3 which are intended for common use and benefit of the Development including but not limited to such parts of the external walls of the Development in Phase 2B-3 (excluding the external walls of Tower 1, Tower 2 and Tower 5 of Phase 2B-3 and the window(s) of any Unit), such parts of the Items in Phase 2B-3, office for watchman & caretakers, building management unit area, passages, entrances, walkways, stairways, landings, platforms, boundary fence walls (if any), lobbies, service areas, and such of the drains, channels, water mains, sewers, fresh and salt water intakes and mains (if any) and drainage connection, communal television and radio aerial systems for reception of television and radio broadcast (if any), telecommunications and broadcasting distribution networks, cable television system (if any), wires, cables and other facilities whether ducted or otherwise which are or at any time may be in under or over or passing through the Lot through which fresh or salt water, sewage, gas, telephone, electricity and other services are supplied to the Development, 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 Phase 2B-3 of the Development intended for common use and benefit of the Development which are (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Green on the plans certified as to their accuracy by the Authorized Person and annexed to the Sub-DMC;

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within Phase 2B-3 as may from time to time designated as Development Common Areas and Facilities In Phase 2B-3 in accordance with the Sub-DMC; and

(c) to the extent not specifically provided in paragraphs (a) and (b) above, such other parts of the Lot and the Development within Phase 2B-3 :-

(i) any parts of the Development within Phase 2B-3 covered by paragraph (a) of the definition of "**common parts**" set out in section 2 of the Building Management Ordinance (Cap.344); and/or

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

but EXCLUDING :-

(i) the Residential Common Areas and Facilities In Phase 2B-3; 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;

9. "**Residential Common Areas and Facilities In Phase 2B-3**" means such parts of the Residential Common Areas and Facilities within Phase 2B-3 and includes :-

(a) those parts of the Development within Phase 2B-3 intended for the common use and benefit of the Owners, occupiers and licensees of the Residential Accommodation and the bona fide guests, visitors or invitees thereof, including but not limited to the Club House in Phase 2B-3, such parts of the external walls of Tower 1, Tower 2 and Tower 5 of Phase 2B-3 (excluding the window(s)) of any Unit) and curtain walls of Tower 1, Tower 2 and Tower 5 of Phase 2B-3, the Greenery Area in Phase 2B-3, the Acoustic Fins In Phase 2B-3, the Visitors' Parking Spaces in Phase 2B-3, the Residential Loading and Unloading Spaces in Phase 2B-3, such of the passages, common corridors, landings, pipe ducts, structural walls, stairways, 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, electrical installations, electrical & mechanical plant rooms, 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 Phase 2B-3 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, recreational facilities and such other areas within the Lot and such other systems, devices and facilities within the Development for common use and benefit of the Residential Accommodation in accordance with the Sub-DMC which are (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Brown and Light Green Hatched Black and shown with Orange Dotted Line on the plans certified as to their accuracy by Authorized Person and annexed to the Sub-DMC; and

(b) such other areas, apparatus, devices, systems and facilities of and in the Lot and the Development within Phase 2B-3 as may from time to time designated as Residential Common Areas and Facilities In Phase 2B-3 in accordance with the Sub-DMC;

but EXCLUDING :-

(i) the Development Common Areas and Facilities In Phase 2B-3; 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;

10. "**Sub-Deed**" means a Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of the Development setting forth the rights and obligations of any component part of the Development and "**Sub-Deeds**" shall be construed accordingly.

11. "**Sub-Sub-Deed**" means a Sub-Sub-Deed of Mutual Covenant to be entered into between the First Owner and another co-owner or owners of Phase 2B-3 setting forth the rights and obligations of any component part of Phase 2B-3 and " **Sub-Sub-Deeds**" shall be construed accordingly.

12. The Owners shall not convert any part of the Common Areas and Facilities In Phase 2B-3 to his own use or for his own benefit unless approved by the Owner's Committee.

13. The Owners shall not obstruct the Common Areas and Facilities In Phase 2B-3 nor do anything in the Common Areas and Facilities In Phase 2B-3 as may be or become a nuisance to any other Owners or occupiers of the Development.

14. The Common Areas and Facilities In Phase 2B-3 shall be under the exclusive control of the Manager, who is appointed to act as agent for and on behalf of all Owners duly authorized in accordance with the provisions of the DMC and the Sub-DMC in respect of any matter concerning the Common Areas and Facilities In Phase 2B-3.

B. Number of Undivided Shares assigned to each residential property in the Phase

Tower 1

Floor \ Flat	A	B
5/F	2888	2134
6/F-12/F & 15/F-18/F	2647	2072
19/F	3905	-
20/F	4069	-

Note: 4/F, 13/F & 14/F are omitted.

Tower 2

Floor \ Flat	A	B
5/F	2645	2118
6/F-12/F & 15/F-19/F	2645	2051
20/F	3887	-
21/F	4052	-

Note: 4/F, 13/F & 14/F are omitted.

Tower 5

Floor \ Flat	A	B	C	D	E	F	G	H	J	K	L
5/F	1209	915	640	627	706	666	528	636	642	681	678
6/F-12/F & 15/F-20/F	1209	915	640	625	656	656	528	636	642	665	657
21/F	1907	-	640	625	656	656	528	636	642	665	657
22/F	1844	-	640	656	698	699	565	682	688	710	713

Note: 4/F, 13/F & 14/F are omitted.

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

15. Royal Elite Service Company Limited has been appointed under the DMC as the Manager of the Phase for an initial term of not exceeding two years from the date of the DMC and such appointment shall continue until terminated according to the provisions of the DMC.

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

16. The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed). The annual budget shall be in the following parts:

(a) The first part ("**Development Common Budget**") shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Development and the Development Common Areas and Facilities.

(b) The second part shall cover expenditure which in the opinion of the Manager is specifically referable to different specific parts of the Development and shall be divided into four sections:

(i) the first section ("**Residential Common Budget**") shall cover all expenditure which in the opinion of the Manager is specifically referable to the Residential Common Areas and Facilities providing service to Owners of Residential Units;

(ii) the second section ("**Residential Carpark Common Budget**") shall cover all expenditure which in the opinion of the Manager is specifically referable to the Residential Carpark Common Areas and Facilities;

(iii) the third section ("**Commercial Common Budget**") shall cover all expenditure which in the opinion of the Manager is specifically referable to the Commercial Common Areas and Facilities; and

(iv) The fourth section ("**Commercial Carpark Common Budget**") shall cover all expenditure which in the opinion of the Manager is specifically referable to the Commercial Carpark Common Areas and Facilities.

17. The Manager shall fix the amount to be contributed to the annual budget by each Owner in accordance with the following principles:

(a) The amount of the monthly or other contributions payable by each Owner shall be specified and demanded by the Manager from time to time by notice in writing;

(b) Each Owner shall pay for every Undivided Share allocated to any Units of which he is the Owner a fraction of the total amount assessed under the annual adopted Development Common Budget in which the numerator shall be one and the denominator is equal to the total number of Undivided Shares of all the Units in the Development excluding those of the Government Accommodation;

(c) (i) Each Owner of the Residential Units in addition to the amount payable under sub-paragraph (b) above shall in respect of each Undivided Share allocated to a Residential Unit of which he is the Owner pay a fraction of the aggregate of (i) the total amount assessed under the annual adopted Residential Common Budget and (ii) a percentage (calculated in accordance with the formula set out in sub-paragraph (c)(ii) below) of the total amount assessed under the annual adopted Residential Carpark Common Budget. The numerator of the said fraction shall be one and the denominator shall be the total number of Undivided Shares allocated to all the Residential Units;

(ii) Percentage in sub-paragraph (c)(i) = $\dfrac{\text{Number of Visitors' Parking Spaces}}{\text{Number of Visitors' Parking Spaces} + \text{Number of Residential Car Parking Spaces} + (\text{Number of Residential Motor Cycle Parking Spaces} \times 1/5)}$;

18. If a Sub-Deed is entered into in respect of any component part of the Development (excluding the Government Accommodation) and a new section of the annual budget is established for that component part in accordance with proviso (c) of Clause 17 of the DMC, each Owner of that component part shall in addition contribute his due proportion of the budgeted management expenses for that section in the manner provided in the Sub-Deed.

19. 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 (excluding the Government Accommodation) 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. The basis on which the management fee deposit is fixed

20. The amount of management fee deposit is equivalent to three months' monthly management contribution payable in respect of each Unit.

F. The area (if any) in the Phase retained by the owner for that owner's own use

21. Not applicable.

Note:
For full details, please refer to the DMC and the latest draft of Sub-DMC which are free for inspection during opening hours at the sales office. Full scripts of the DMC and the latest draft of Sub-DMC are available for inspection upon request and copies of the DMC and the latest draft of Sub-DMC can be obtained upon paying necessary photocopying charges.

SUMMARY OF DEED OF MUTUAL COVENANT 公契的摘要

已簽立的發展項目的大廈公共契約及管理合約（「**公契**」）及期數的大廈公共契約及管理合約的分公契（「**分公契**」）擬稿規定：

A. 期數的公用部分

1. 「**公用地方及設施**」合指發展項目公用地方及設施、住宅公用地方及設施、住宅停車場公用地方及設施、(於就商業物業的分公契簽立後)商業公用地方及設施和商戶停車場公用地方及設施，以及在任何分公契中指定為公用地方及設施的發展項目所有有關部分及設施。

2. 「**發展項目公用地方及設施**」是指及包括：-

(a) 發展項目第1期當中擬供發展項目共用及享用的部分，包括但不限於公眾上落貨停車場、發展項目的外牆（不包括任何單位的窗戶）及玻璃幕牆部分，其位置（若可在圖則上顯示）在附錄於公契的立面圖上用綠色顯示僅作識別之用並由認可人士核證、第1期的美化市容地帶部分、第1期的園景區（包括第1期的綠化區域及垂直綠化）、第1期的該等物件部分、走火通道、服務行人路的公共運輸交匯處內的裝飾進氣格柵、於地庫一層巴士監管員辦事處廁所的沙井的下游喉管、結構牆、支柱、樑、轉換層及任何其他結構項件、環保系統及設施所需的機房、升降機、樓梯間、通道、入口、行人道、樓梯、樓梯平台、平台、邊界圍牆、大堂、垃圾收集車上落位、服務設施用地、行車道、道路及行人路、斜路、垃圾儲存及物料回收房、風機房、電錶房、電力變壓房、電掣房、街道消防龍頭水缸、消防水缸、灌溉及清潔用水泵房（如有）、消防控制中心、花灑水缸、緊急發電機房、燃料缸房、花灑水泵房、沖厠水泵房、街道消防龍頭泵房、業主委員會（如有）辦事處或業主立案法團（如已成立）辦事處、管理處（如有）、儀錶房、總水錶房、儲物室（如有）、電訊及廣播器材室、水裝飾、花槽以及排水渠、渠道、總水管、污水渠、食水及鹹水儲水缸、食水及鹹水進水口及主喉、雨水儲水缸（如有）及排水渠接駁口、衛星共用天線電視系統、接收電視及無線電廣播的公用電視及無線電無線系統、電訊及廣播分導網絡、有線電視系統（如有）、電線、電纜及目前或任何時候在該地段之內、之上、之下或經過該地段供應食水或鹹水、污水、煤氣、電話、電力或其他服務給發展項目的其他設施（不論是否用管道輸送）、樹木、灌木及其他植物和草木、燈柱及其他照明設施、防火及消防設備及設施、保安系統及設施、通風系統及在發展項目第1期安裝或提供擬作發展項目共用和享用的任何其他機械系統、裝置及設施，其位置（若可在圖則上顯示）在附錄於公契的圖則上用綠色及淺綠色加黑色斜線顯示僅作識別之用並由認可人士核證；

(b) 按照公契或任何分公契的規定，該地段及發展項目中不時指定為發展項目公用地方及設施的其他地方、器具、裝置、系統及設施；及

(c) 凡上文 (a) 及 (b) 段無具體規定的，是指該地段及發展項目以下其他部分：

(i) 發展項目中被《建築物管理條例》（香港法例第344章）（「該條例」）第2條的「公用部分」定義 (a) 段涵蓋的任何部分；及/或

(ii) 被該條例附表1指明及被該條例第2條的「公用部分」定義(b) 段包含的任何部分；

但不包括：

(i) 住宅公用地方及設施、住宅停車場公用地方及設施、商業公用地方及設施和商戶停車場公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主持有、使用、佔用和享用的專有權利及特權的地方，以及發展項目內只為任何特定業主服務的設施。

3. 「**住宅公用地方及設施**」是指及包括：-

(a) 發展項目第1B期當中擬供住宅物業的業主、佔用人和被許可人及其真正賓客、訪客或獲邀人士共用及享用的部分，包括但不限於第1B期的會所、第1B期的訪客車位、發展項目的外牆（不包括任何住宅單位的窗戶）及玻璃幕牆部分，其位置（若可在圖則上顯示）在附錄於公契的立面圖上用棕色顯示僅作識別之用並由認可人士核證，以及住宅大廈的外牆部分（不包括任何住宅單位的窗戶）及玻璃幕牆、結構牆、支柱、樑、轉換層及任何其他結構項件、第1B期的住宅上落客貨車位、第1B期的隔音鰭、加闊的公用走廊及升降機大堂、有上蓋的園景區、郵箱以及通道、公用走廊與升降機大堂、入口、樓梯平台、大堂、入口大堂、警衛室、空調機平台、樓梯、樓梯間、升降機、管理員櫃檯、看更及管理員辦事處、消防中途增壓泵房、儲物室、儀錶房及儀錶區及其天台、以及升降機、升降機槽、消防員升降機、水缸、天線、儀錶、照明、排水渠、渠道、污水渠、鹹水及食水進水口及主喉、電線、電纜、空調及通風系統，以及供應食水或鹹水、污水、煤氣、電力及其他服務給住宅物業的其他設施（不論是否用管道輸送）、泵、水缸、衞生設備、電力裝置、設施、設備及設施、防火及消防設備及設施、保安系統及設施、通風系統，以及位於發展項目第1B期、在發展項目第1B期安裝或提供擬作住宅物業業主、租客或租戶及其真正賓客、訪客或獲邀人士共用及享用的其他地方及任何其他系統、裝置及設施，以及按照公契的規定供住宅物業共用及享用的該地段其他地方和發展項目內其他系統、裝置及設施，其位置（若可在圖則上顯示）在附錄於公契的圖則上用棕色、棕色加黑色浪紋和橙色虛線顯示僅作識別之用並由認可人士核證；及

(b) 按照公契或任何分公契的規定，該地段及發展項目中不時指定為住宅公用地方及設施的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 發展項目公用地方及設施、住宅停車場公用地方及設施、商業公用地方及設施和 商戶停車場公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主專有權利及特權持有、使用、佔用和享用的地方，以及發展項目內只為任何特定業主服務的設施；

4. 「**住宅停車場公用地方及設施**」是指及包括：-

(a) 發展項目第1B期當中擬供所有住宅車位、住宅電單車車位和訪客車位整體共用及享用的部分，包括但不限於行車道、通道、電動車充電器室以及擬供所有住宅車位、住宅電單車車位和訪客車位共用及享用其他地方及設施，其位置（若可在圖則上顯示）在附錄於公契的圖則上用黃色顯示僅作識別之用並由認可人士核證；及

(b) 按照公契或任何分公契的規定，該地段及發展項目中不時指定為住宅停車場公用地方及設施的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 發展項目公用地方及設施、住宅公用地方及設施、商業公用地方及設施和商戶停車場公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主專有權利及特權持有、使用、佔用和享用的地方，以及發展項目內只為任何特定業主服務的設施。

5. 「**商業公用地方及設施**」是指商業公用地方及設施(第1B期) 和商業公用地方及設施(第2期)。

6. 「**商戶停車場公用地方及設施**」是指商戶停車場公用地方及設施(第1B期)和商戶停車場公用地方及設施(第2期)。

7. 「**第2B-3期的公用地方及設施**」是指包括以下各項（若可在圖則上辨認及顯示）位於第2B-3期內的部分第2期發展項目公用地方及設施：-

(a) 第2B-3期的發展項目公用地方及設施；及

(b) 第2B-3期的住宅公用地方及設施；

8. 「**第2B-3期的發展項目公用地方及設施**」是指位於第2B-3期內的部分發展項目公用地方及設施，並包括：-

(a) 於發展項目第2B-3期內擬供發展項目共用及享用的部分，包括但不限於第2B-3期的發展項目的外牆（不包括第2B-3期的第1座、第2座及第5座的外牆及任何單位的窗戶）、第2B-3期的該等物件部分、看更及管理員辦事處及供樓宇維修裝置使用之地方、通道、入口、行人道、樓梯、樓梯平台、平台、邊界圍牆（如有）、大堂、服務設施用地、以及排水渠、渠道、總水管、污水渠、食水及鹹水進水口及主喉（如有）及排水渠接駁口、接收電視及無線電廣播的公用電視及無線電無線系統（如有）、電訊及廣播分導網絡、有線電視系統（如有）、電線、電纜及目前或任何時候在該地段之內、之上、之下或經過該地段供應食水或鹹水、污水、煤氣、電話、電力或其他服務給發展項目的其他設施（不論是否用管道輸送）、燈柱及其他照明設施、防火及消防設備及設施、保安系統及設施、通風系統及在發展項目第2B-3期安裝或提供擬作發展項目共用和享用的任何其他機械系統、裝置及設施，其位置（若可在圖則上辨認及顯示）在附錄於分公契的圖則上用綠色顯示僅作識別之用並由認可人士核證準確；

(b) 按照分公契的規定，於第2B-3期內的該地段及發展項目中不時指定為第2B-3期的發展項目公用地方及設施的其他地方、器具、裝置、系統及設施；及

(c) 凡上文(a)及(b)段無具體規定的，是指於第2B-3期內的該地段及發展項目以下其他部分：

(i) 於第2B-3期內的發展項目中被《建築物管理條例》（香港法例第344章）（「該條例」）第2條的「公用部分」定義(a)段涵蓋的任何部分；及/或

(ii) 被該條例附表1指明及被該條例第2條的「公用部分」定義(b)段包含的任何部分；

但不包括：

(i) 於第2B-3期內的住宅公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主持有、使用、佔用和享用的專有權利及特權的地方，以及發展項目內只為任何特定業主服務的設施。

9. 「**第2B-3期的住宅公用地方及設施**」是指於第2B-3期內的住宅公用地方及設施的部分，並包括：-

(a) 於發展項目第2B-3期內擬供住宅物業的業主、佔用人和被許可人及其真正賓客、訪客或獲邀人士共用及享用的部分，包括但不限於第2B-3期的會所、第2B-3期的第1座、第2座及第5座的外牆（不包括任何單位的窗戶）及第2B-3期的第1座、第2座及第5座的玻璃幕牆部分、第2B-3期的綠化區域、第2B-3期的隔聲鰭、第2B-3期的訪客車位、第2B-3期的住宅上落客貨車位、以及通道、公用走廊、樓梯平台、管道槽、結構牆、樓梯、以及供應食水或鹹水、污水、煤氣、電力及其他服務給住宅物業的其他設施（不論是否用管道輸送）、電力裝置、機電工程機房、裝置、設備及設施、防火及消防設備及設施、保安系統及設施、通風系統，以及位於發展項目第2B-3期、在發展項目第2B-3期安裝或提供擬作住宅物業業主、租客或租戶及其真正賓客、訪客或獲邀人士共用及享用的其他地方及任何其他系統、裝置及設施，康樂設施以及按照分公契的規定供住宅物業共用及享用的該地段其他地方和發展項目內其他系統、裝置及設施，其位置（若可在圖則上顯示）在附錄於分公契的圖則上用棕色、淺綠色加黑色斜線和橙色虛線顯示僅作識別之用並由認可人士核證準確；及

(b) 按照分公契的規定，於第2B-3期內的該地段及發展項目中不時指定為第2B-3期的住宅公用地方及設施的其他地方、器具、裝置、系統及設施；

但不包括：

(i) 第2B-3期的發展項目公用地方及設施；及

(ii) 發展項目內只賦予任何特定業主專有權利及特權持有、使用、佔用和享用的地方，以及發展項目內只為任何特定業主服務的設施；

10. 「**分公契**」是指將由發展項目第一業主(即本售樓說明書所述的賣方)與另一名（或多名）共同業主訂立的公共契約的分公契，當中列明發展項目任何組成部分的權利與義務。**分公契**的複數亦須據此解釋。

11. 「**再分公契**」是指將由發展項目第一業主與另一名（或多名）第2B-3期共同業主訂立的公共契約的再分公契，當中列明第2B-3期任何組成部分的權利與義務。**再分公契**的複數亦須據此解釋。

12. 除非已獲業主委員會批准，否則各業主不得將第2B-3期的公用地方及設施的任何部分改作自用或享用。

13. 各業主不得阻礙第2B-3期的公用地方及設施，也不得在第2B-3期的公用地方及設施作出可能滋擾或構成滋擾發展項目任何其他業主或佔用人的行為。

14. 第2B-3期的公用地方及設施由管理人專門控制，管理人獲全體業主按照公契及分公契的條文委任，就任何涉及第2B-3期的公用地方及設施的事宜代表全體業主。

B. 分配予期數的每個住宅物業的不分割份數的數目

第1座

單位 / 樓層	A	B
5樓	2888	2134
6樓至12樓及15樓至18樓	2647	2072
19樓	3905	-
20樓	4069	-

備註: 不設4樓、13樓及14樓。

第2座

單位 / 樓層	A	B
5樓	2645	2118
6樓至12樓及15樓至19樓	2645	2051
20樓	3887	-
21樓	4052	-

備註: 不設4樓、13樓及14樓。

第5座

單位 / 樓層	A	B	C	D	E	F	G	H	J	K	L
5樓	1209	915	640	627	706	666	528	636	642	681	678
6樓至12樓及15樓至20樓	1209	915	640	625	656	656	528	636	642	665	657
21樓	1907	-	640	625	656	656	528	636	642	665	657
22樓	1844	-	640	656	698	699	565	682	688	710	713

備註: 不設4樓、13樓及14樓。

C. 有關期數的管理人的委任年期

15. 帝譽服務有限公司已根據公契的規定獲委任為期數的管理人。管理人的初始任期為自公契日期起不超過兩(2)年，並隨後續任，直至按照公契的條文被終止委任。

D. 管理開支按甚麼基準在期數的住宅物業的擁有人之間分擔

16. 管理人須諮詢業主委員會（若已成立）後製作下一年度的周年預算。周年預算須包括以下各部分：

(a) 第一部分（「**發展項目公用部分預算**」）須包括管理人認為為了全體業主的利益或為了恰當地管理發展項目和發展項目公用地方及設施而必須動用的一切開支。

(b) 第二部分須包括管理人認為是特別涉及發展項目不同特定部分的開支，並且分為四個章節：

(i) 第一個章節（「**住宅公用部分預算**」）須包含管理人認為是特別涉及住宅公用地方及設施及向住宅單位業主提供服務的一切開支；

(ii) 第二個章節（「**住宅停車場公用部分預算**」）須包含管理人認為是特別涉及住宅停車場公用地方及設施的一切開支；

(iii) 第三個章節（「**商業公用部分預算**」）須包含管理人認為是特別涉及商業公用地方及設施的一切開支；及

(iv) 第四個章節（「**商戶停車場公用部分預算**」）須包含管理人認為是特別涉及商戶停車場公用地方及設施的一切開支。

17. 管理人須按照以下原則釐定每名業主應分擔周年預算中的金額：

(a) 管理人不時以書面方式指明及要求每名業主每月應繳付的金額或其他應分擔的款項；

(b) 每名業主應按其單位獲分配的每份不分割份數，攤付已採納的年度發展項目公用部分預算所評定總額的一個比例，計算程式的分子為一，分母為發展項目所有單位不分割份數（不包括政府設施物業的不分割份數）的總數；

(c) (i) 每個住宅單位的業主除攤付上述(b)分段應繳的款項外，須就其作為業主所擁有的住宅單位獲分配的每份不分割份數，攤付以下合計總額的一個比例：(i)已採納的年度住宅公用部分預算所評定總金額及(ii)已採納的年度住宅停車場公用部分預算所評定總金額的一個百分比（按以下(c)(ii)分段的公式計算）。計算程式的分子為一，分母為分配予所有住宅單位的不分割份數總額；

(ii) (c)(i)分段的百分比= $\dfrac{\text{訪客車位數目}}{\text{訪客車位數目} + \text{住宅車位數目} + (\text{住宅電單車車位數目} \times 1/5)}$；

18. 如果就發展項目的任何組成部分（不包括政府設施物業）訂立分公契，以及按照公契第17條但書(c)在年度預算中為該組成部分設置一個新欄目，該組成部分的每名業主還須按分公契規定的方式分擔該章節的預算管理開支中的適當部分。

19. 若管理人合理地認為發展項目及該地段的任何管理和保養開支特別涉及個別單位或若干單位（不包括政府設施物業）或只為它們支出，而沒有任何其他單位業主會從中取得任何實質利益，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業主應要求支付。

E. 計算管理費按金的基準

20. 每一個單位應繳付的管理費按金相等於三(3)個月的管理費。

F. 擁有人在期數中保留作自用的範圍（如有的話）

21. 不適用。

附註：
請查閱公契及分公契的最新擬稿以了解全部詳情。完整的公契及分公契的最新擬稿可於售樓處開放時間內免費查閱，並且可支付所需影印費用後取得公契及分公契的最新擬稿的副本。

SUMMARY OF LAND GRANT 批地文件的摘要

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

1. The Phase is constructed on The Remaining Portion of Section A of Inland Lot No. 9027, The Remaining Portion of Section B of Inland Lot No. 9027, The Remaining Portion of Section C of Inland Lot No. 9027, The Remaining Portion of Section D of Inland Lot No. 9027, The Remaining Portion of Section E of Inland Lot No. 9027 and The Remaining Portion of Inland Lot No. 9027 (collectively, the "**Lot**").

B. The term of years under the lease

2. The lease term of the Lot granted under the Conditions of Sale No.20173 (the "**Land Grant**") is 50 years from 7th August 2012.

C. User restrictions applicable to that land

3. Special Condition No. (24) of the Land Grant stipulates that the Lot or any part thereof or any building(s) erected or to be erected thereon shall not be used for any purpose other than for non-industrial (excluding godown, hotel and petrol filling station) purposes.

4. Special Condition No. (6) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director of Lands (the "**Director**") use the Reserved Area (as defined below) or any part(s) 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. (4) of the Land Grant.

5. Special Condition No. (10) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Green Areas (as defined below) or any part(s) 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. (8) of the Land Grant.

6. Special Condition No. (13)(i) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Yellow Area, the Yellow Stippled Black Area or the Yellow Cross-hatched Black Area (each as defined below) or any part(s) of them 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 sub-clauses (a) and (d) of Special Condition No. (13), the purposes as specified in sub-clause (h) of Special Condition No. (13), the Existing Public Toilet, the Existing Bus Regulator's Office and the Existing Staff Canteen.

7. Special Condition No. (53)(a)(iv) of the Land Grant stipulates that the spaces provided under sub-clauses (a)(i) and (a)(iii) of Special Condition No. (53) (i.e. the Residential Parking Spaces and the Visitors' Parking Spaces) shall not be used for any purpose other than those respectively stipulated therein and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

8. Special Condition No. (53)(b)(iii) of the Land Grant stipulates that the spaces provided under sub-clauses (b)(i)(I) and (b)(i)(II) of Special Condition No. (53) (i.e. parking spaces for office purpose and parking spaces for other non-industrial purpose) shall not be used for any purpose other than for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building(s) erected or to be erected on the Lot for the respective purposes stipulated in the said sub-clauses and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

9. Special Condition No. (53)(c)(iii) of the Land Grant stipulates that the spaces provided under sub-clause (c)(i) of Special Condition No. (53) (i.e. parking spaces for vehicles of disabled persons) shall not be used for any purpose other than for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents or occupiers of the building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

10. Special Condition No. (53)(d)(ii) of the Land Grant stipulates that the Residential Motor Cycle Parking Spaces shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees and in particular the Residential Motor Cycle Parking Spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

11. Special Condition No. (53)(d)(iii) of the Land Grant stipulates that the spaces provided under sub-clauses (d)(i)(II) and (d)(i)(III) of Special Condition No. (53) shall not be used for any purpose other than for the parking of motor cycles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the occupiers of the building(s) erected or to be erected on the Lot for the respective purposes stipulated in sub-clauses (b)(i)(I) and (b)(i)(II) of Special Condition No. (53) and their bona fide guests, visitors or invitees and in particular the said spaces shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

12. Special Condition No. (59) of the Land Grant stipulates that, except for the parking spaces indicated on the approved plan referred to in Special Condition No. (59), no part of the Lot or any building or structure thereon shall be used for parking purposes.

13. Special Condition No. (60)(i) of the Land Grant stipulates that the Public Coach Park (as defined below) shall not be used for any purpose other than for the parking of coaches licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Coach Park shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

14. Special Condition No. (61)(i) of the Land Grant stipulates that the Public Loading and Unloading Park (as defined below) shall not be used for any purpose other than for the loading and unloading of vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Loading and Unloading Park shall not be used for the storage, display or exhibiting of vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

15. Special Condition No. (71) of the Land Grant stipulates that no grave or columbarium shall be erected or made on the Lot, nor shall any human remains or animal remains whether in earthenware jars, cinerary urns or otherwise be interred therein or deposited thereon.

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

The Reserved Area

16. Special Condition No. (3)(a) of the Land Grant stipulates that there is excepted and reserved to the Government:

(i) the stratum of land above the areas shown coloured pink stippled red and pink hatched brown stippled red on the plan annexed to the Land Grant from the level at 0 metre Hong Kong Principal Datum; and

(ii) all the airspace above the said stratum of land that traverses over the areas shown coloured pink stippled red and pink hatched brown stippled red on the plan annexed to the Land Grant

(which stratum of land and airspace are collectively the "**Reserved Area**").

17. Special Condition No. (3)(b) of the Land Grant stipulates that the Grantee shall have no right of or title to the ownership, possession or use of the Reserved Area except as provided in Special Conditions Nos. (5) and (6) of the Land Grant and no building or structure unless otherwise provided for in the Land Grant shall be erected or constructed within the Reserved Area.

18. Special Condition No. (3)(c) of the Land Grant stipulates that the Grantee shall have no right to object or make any claim for compensation whatsoever against the Government whether under any enactment or otherwise in respect of the rights reserved under sub-clause (a) of Special Condition No. (3) or for any loss, damage, nuisance, annoyance or detriment of any kind whatsoever in respect of or as a consequence of the use of the Reserved Area as the future public roads referred to in Special Condition No. (4)(a) of the Land Grant.

19. Special Condition No. (4)(a) of the Land Grant stipulates that the Grantee shall:

(i) on or before 31st December 2020 or such other extended date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads within the Reserved Area; and

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

so that building, vehicular and pedestrian traffic may be carried on the Reserved Area;

(ii) on or before 31st December 2020 or such other extended date as may be approved by the Director, at his own expense and to the satisfaction of the Director, landscape, surface, kerb and channel the Reserved Area and provide the same with such gullies, sewers, drains, fire hydrants with pipes connected to water mains, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Reserved Area together with the Reserved Area Structures and all landscaping features, structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the whole of the Reserved Area has been delivered in accordance with Special Condition No. (5) of the Land Grant.

20. Special Condition No. (4)(b) of the Land Grant stipulates that, in the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of Special Condition No. (4), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

21. Special Condition No. (4)(c) of the Land Grant stipulates that the Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of Special Condition No. (4) or the exercise of the rights by the Government under sub-clause (b) of Special Condition No. (4) or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

22. Special Condition No. (5) of the Land Grant stipulates that the Reserved Area shall be re-delivered to the Government on demand at any time(s) and in any event the Reserved Area 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 the Conditions of the Land Grant have been complied with to his satisfaction. The Grantee shall at all times prior to the re-delivery of possession of the whole of the Reserved Area allow free access over and along the Reserved Area for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (4) of the Land Grant or otherwise.

23. Special Condition No. (6) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Reserved Area or any part(s) 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. (4) of the Land Grant.

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

(a) The Grantee shall at all reasonable times prior to the re-delivery of possession of the whole of the Reserved Area:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot and the Reserved Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (4)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (4)(b) of the Land Grant and any other works which the Director may consider necessary in the Reserved Area;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot and the Reserved Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Reserved 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 neighboring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Reserved Area; and

(iii) permit the officers of the Water Authority and the Drainage Authority and such persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot and the Reserved Area as the officers of the Water Authority and the Drainage Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks or drainage installations within the Reserved Area.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of Special Condition No. (7) shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of Special Condition No. (7).

The Green Areas and the Green Areas Structures

25. Special Condition No. (8)(a) of the Land Grant stipulates that the Grantee shall:

(i) on or before 31st December 2020 or such other extended date as may be approved by the Director, at his own expense, in such manner with such materials and to such standards, levels, alignment and design as the Director shall approve and in all respects to the satisfaction of the Director:

(I) lay and form those portions of future public roads shown coloured green on the plan annexed to the Land Grant (collectively the "**Green Areas**"); and

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

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

(ii) on or before 31st December 2020 or such other extended date as may be approved by the Director, at his 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, street lights, traffic signs, street furniture and road markings as the Director may require; and

(iii) maintain at his own expense the Green Areas together with the Green Areas Structures and all structures, surfaces, gullies, sewers, drains, fire hydrants, services, street lights, traffic signs, street furniture, road markings and plant constructed, installed and provided thereon or therein to the satisfaction of the Director until such time as possession of the whole of the Green Areas has been delivered in accordance with Special Condition No. (9) of the Land Grant.

26. Special Condition No. (8)(b) of the Land Grant stipulates that, in the event of the non-fulfilment of the Grantee's obligations under sub-clause (a) of Special Condition No. (8), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

27. Special Condition No. (8)(c) of the Land Grant stipulates that the Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clause (a) of Special Condition No. (8) or the exercise of the rights by the Government under sub-clause (b) of Special Condition No. (8) or otherwise, and no claim whatsoever shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

28. Special Condition No. (9) of the Land Grant stipulates that the Green Areas shall be re-delivered to the Government on demand at any time(s) and in any event the Green Areas 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 the Conditions of the Land Grant have been complied with to his satisfaction. The Grantee shall at all times prior to the re-delivery of possession of the whole of the Green Areas allow free access over and along the Green Areas for all Government and public vehicular and pedestrian traffic and shall ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under Special Condition No. (8) of the Land Grant or otherwise.

29. Special Condition No. (10) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Green Areas or any part(s) 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. (8) of the Land Grant.

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

(a) The Grantee shall at all reasonable times prior to the re-delivery of possession of the whole of the Green Areas:

(i) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot and the Green Areas for the purpose of inspecting, checking and supervising any works to be carried out in compliance with Special Condition No. (8)(a) of the Land Grant and the carrying out, inspecting, checking and supervising of the works under Special Condition No. (8)(b) of the Land Grant and any other works which the Director may consider necessary in the Green Areas;

(ii) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot and the Green Areas 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 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 neighboring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Green Areas; and

(iii) permit the officers of the Water Authority and the Drainage Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot and the Green Areas as the officers of the Water Authority and the Drainage Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks or drainage installations within the Green Areas.

(b) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (a) of Special Condition No. (11) shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any other persons or public utility companies duly authorized under sub-clause (a) of Special Condition No. (11).

The Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area

31. Special Condition No. (2) of the Land Grant stipulates that the Grantee acknowledges that there are some foundations, buildings and structures existing on the Lot and within the areas shown coloured yellow, yellow stippled black and yellow cross-hatched black on the plan annexed to the Land Grant (the "**Yellow Area**", the "**Yellow Stippled Black Area**" and the "**Yellow Cross-hatched Black Area**" respectively). Subject to Special Conditions Nos. (12) and (41) of the Land Grant, the Grantee undertakes to demolish and remove at his own expense and in all respects to the satisfaction of the Director the said foundations, buildings and structures from the Lot, the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area.

32. Special Condition No. (13)(a) of the Land Grant stipulates that the Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct, provide and landscape in a good workmanlike manner and in accordance with the plans approved under sub-clause (b) of Special Condition No. (13), a promenade within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area, to be completed and made fit for occupation and operation within 54 calendar months from 7th August 2012 or such other extended periods as may be approved by the Director.

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

(i) The Grantee shall at his own expense submit or cause to be submitted to the Director for his written approval plans of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area, which shall include details as to the level, position and design of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and such other details as the Director may require.

(ii) No amendment, variation, alteration, modification or substitution to the plans of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area approved under sub-clause (b)(i) of Special Condition No. (13) shall be made by the Grantee except with the prior written approval of the Director or except as required by the Director.

(iii) The plans of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area approved under sub-clause (b)(i) of Special Condition No. (13) shall be deemed to incorporate any amendment; variation, alteration, modification or substitution subsequently approved or required by the Director.

(iv) No building works (including demolition) shall be commenced within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area unless and until the plans referred to in sub-clause (b)(i) of Special Condition No. (13) have been approved in writing by the Director.

(v) For the purpose of the Land Grant, "building works" shall be as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation.

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

(i) The Grantee shall not demolish or damage the seawall within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area except that he may replace it with a new seawall and the details of any new seawall shall be included in the plans referred to in sub-clause (b)(i) of Special Condition No. (13).

(ii) Subject to sub-clause (c)(i) of Special Condition No. (13), no works shall be carried out within the Yellow Area, the Yellow Stippled Black Area or the Yellow Cross-hatched Black Area which will adversely affect the seawall and (as the case may be) the new seawall or any part or parts thereof and the decision of the Director as to whether any works will adversely affect the seawall and (as the case may be) the new seawall shall be final and binding upon the Grantee.

(iii) The maximum superimposed load within 10 metres from and behind the copeline of the seawall and (as the case may be) the new seawall shall not exceed 10 kilonewtons per square metre.

(iv) No form of percussive piling shall be used within 15 metres from the copeline of the seawall and (as the case may be) the new seawall.

35. Special Condition No. (13)(d) of the Land Grant stipulates that the Grantee shall, after completion of the works in accordance with sub-clause (a) of Special Condition No. (13), at his own expense and in all respects to the satisfaction of the Director, uphold, manage, maintain and repair the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion of or pertaining to any of them until such time as possession of the whole of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area has been re-delivered to the Government in accordance with sub-clause (g) of Special Condition No. (13) of the Land Grant.

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

(i) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (a) and (d) of Special Condition No. (13), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

(ii) Notwithstanding Special Condition No. (72)(a) of the Land Grant, in the event of the non-fulfilment of the Grantee's obligations under sub-clauses (l), (m) and (n) of Special Condition No. (13), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equivalent to the cost thereof together with a sum equivalent to 20% of the said cost as an administrative fee.

37. Special Condition No. (13)(f) of the Land Grant stipulates that the Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a), (d), (l), (m) and (n) of Special Condition No. (13) or the exercise of the rights by the Government under sub-clause (e) of Special Condition No. (13) or otherwise, and no claim whatsoever or otherwise shall be made against the Government by the Grantee in respect of any such loss, damage, nuisance or disturbance.

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

(i) For the purpose only of carrying out the necessary works specified in sub-clauses (a) and (d) of Special Condition No. (13), the Grantee shall:

(I) on the date of the Land Grant be granted possession of the Yellow Area and the Yellow Stippled Black Area; and

(II) on such date to be specified in a letter from the Director, which date in any event shall not be later than 30 calendar months from the date of the Land Grant, be granted possession of the Yellow Cross-hatched Black Area.

(ii) The Government shall have no liability in respect of any damage or loss whatsoever caused to or suffered by the Grantee arising out of the deferred possession of the Yellow Cross-hatched Black Area and no claim whatsoever shall be made against the Government by the Grantee in respect of any such damage or loss.

(iii) The Grantee shall accept the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area in such state and condition and with such structures and foundations (if any) as existing at the respective dates on which possession of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area is given and hereby agrees not to make any claims whatsoever against the Government in respect thereof.

(iv) The Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area shall be re-delivered to the Government by the Grantee on demand of the Director at any time(s) and in any event the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area 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 the Conditions of the Land Grant have been complied with to his satisfaction.

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

(i) The Grantee shall, prior to the re-delivery of possession of the whole of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and for the purpose of enabling access to and from the piers adjacent to the Yellow Area and the Yellow Stippled Black Area now known as the North Point Ferry Piers including any new or replacement piers (collectively the "**Piers**"), at all times free of cost and charges and without any interruption allow:

(I) all Government and public pedestrian traffic on foot or by wheelchair over and along the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area; and

(II) all Government and any public vehicular traffic over and along the Yellow Area and the Yellow Stippled Black Area until the existing service roads within the Yellow Area and the Yellow Stippled Black Area (the "**Existing Service Roads within the Yellow Area and the Yellow Stippled Black Area**") shall have been closed in accordance with the Approved Road Closure Proposal referred to in Special Condition No. (42) of the Land Grant,

and the Grantee shall at his own expense ensure that such access shall not be interfered with or obstructed by the carrying out of the works whether under sub-clauses (a) or (d) of Special Condition No. (13) or otherwise.

(ii) (I) Without prejudice to sub-clause (h)(i) of Special Condition No. (13), the Grantee shall at his own expense and in all respects to the satisfaction of the Director of Fire Services prior to the redelivery of possession of the whole of the Yellow Area and the Yellow Stippled Black Area:

(A) provide suitable means of access for the passage of Fire Services appliances and Fire Services personnel to the Piers through the Lot, the Yellow Area and the Yellow Stippled Black Area;

(B) at all times permit such Fire Services personnel and Fire Services appliances the free and uninterrupted use of such means of access; and

(C) maintain such means of access and keep the same free from obstruction.

(II) The Grantee shall throughout the term agreed to be granted under the Land Grant at his own expense and in all respects to the satisfaction of the Director of the Fire Services:

(A) provide suitable means of access for the passage of Fire Services appliances and Fire Services personnel to the Piers through the Lot;

(B) at all times permit such Fire Services personnel and Fire Services appliances the free and uninterrupted use of such means of access; and

(C) maintain such means of access and keep the same free from obstruction.

(iii) The Grantee shall at all reasonable times with or without notice permit the Director of Fire Services, his officers, servants or agents to enter upon the Lot or any part thereof or any building(s), structure(s) or any part thereof erected or placed or to be erected or placed on the Lot, the Yellow Area and the Yellow Stippled Black Area for the purpose of inspecting the same so as to ensure that the requirements referred to in sub-clause (h)(ii) of Special Condition No. (13) of the Land Grant have been complied with.

40. Special Condition No. (13)(i) of the Land Grant stipulates that the Grantee shall not without the prior written consent of the Director use the Yellow Area, the Yellow Stippled Black Area or the Yellow Cross-hatched Black Area or any part(s) of them 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 sub-clauses (a) and (d) of Special Condition No. (13), the purposes as specified in sub-clause (h) of Special Condition No. (13), the Existing Public Toilet, the Existing Bus Regulator's Office and the Existing Staff Canteen.

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

(i) The Grantee shall at all reasonable times prior to the re-delivery of possession of the whole of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area:

(I) permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot, the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a), (d), (l), (m) and (n) of Special Condition No. (13) and the carrying out, inspecting, checking and supervising of the works under sub-clause (e) of Special Condition No. (13) and any other works which the Director may consider necessary in the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area;

(II) permit the Government and the relevant public utility companies authorized by the Government the right of ingress, egress and regress to, from and through the Lot, the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area as the Government or the relevant public utility companies may require for the purpose of any works to be carried out in, upon or under the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black 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 neighboring land or premises, and the Grantee shall co-operate fully with the Government and also with the relevant public utility companies duly authorized by the Government on all matters relating to any of the aforesaid works to be carried out within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area; and

(III) permit the officers of the Water Authority and the Drainage Authority and such other persons as may be authorized by them the right of ingress, egress and regress to, from and through the Lot, the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area as the officers of the Water Authority and the Drainage Authority or such authorized persons may require for the purpose of carrying out any works in relation to the operation, maintenance, repairing, replacement and alteration of any other waterworks and drainage installations within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area.

(ii) The Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (j)(i) of Special Condition No. (13) shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons or public utility companies duly authorized under sub-clause (j)(i) of Special Condition No. (13).

42. Special Condition No. (13)(k) of the Land Grant stipulates that the Grantee thereby indemnifies and shall keep indemnified the Government against all claims, costs, demands, charges, damages, actions and proceedings of whatsoever nature arising out of or, in connection with any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works (whether in respect of workmanship, material, design or otherwise) on the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion thereof or pertaining thereto and all tree health problems, defects, disorders, factors or causes which may affect the growth of any tree or shrubs in the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area (thereinafter referred to as "**Tree Health Problem**"):

(i) which may exist at the respective dates of re-delivery of possession by the Grantee of any part or parts of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area; and

(ii) which shall occur or become apparent within a period of 12 calendar months after the respective dates of re-delivery of possession by the Grantee of any part or parts of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area (hereinafter referred to as "**the Defects Liability and Plant Establishment Period of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area**").

43. Special Condition No. (13)(l) of the Land Grant stipulates that, whenever required by the Director, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out all works of maintenance, repair, amendment, reconstruction and rectification and any other works as may be necessary to remedy and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works on the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion thereof or pertaining thereto which shall occur or become apparent within the Defects Liability and Plant Establishment Period of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area. In addition to the foregoing, the Grantee shall at his own expense and within such time and to such standard and in such manner as may be specified by the Director, make good and rectify any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works on the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion thereof or pertaining thereto which may exist at the respective dates of re-delivery of possession thereof by the Grantee.

44. Special Condition No. (13)(m) of the Land Grant stipulates that In the event that due to any Tree Health Problem which may exist at the respective dates of re-delivery of possession of any part or parts of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area by the Grantee to the Government, any tree or plant within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area has not grown or developed within the Defects Liability and Plant Establishment Period of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area to a state and condition to the satisfaction of the Director, the Grantee shall, if so required by the Director, at his own expense and within such time and to such standard and in such manner as may be specified by the Director, carry out replanting, landscaping works, tree maintenance measures or any other measure in all respects to the satisfaction of the Director.

45. Special Condition No. (13)(n) of the Land Grant stipulates that the Director will, shortly before the expiry of the Defects Liability and Plant Establishment Period of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area, cause an inspection to be carried out in respect of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion thereof or pertaining thereto for the purpose of identifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Tree Health Problem which may be evident. The Director reserves the right to serve upon the Grantee within 14 days after the expiry of the Defects Liability and Plant Establishment Period of the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area, a Schedule or Schedules of Defects specifying any defects, wants of repair, imperfections, breakdown, faults or any other outstanding works and any Tree Health Problem which may be evident within the Yellow Area, the Yellow Stippled Black Area and the Yellow Cross-hatched Black Area and everything forming a portion thereof or pertaining thereto and the Grantee shall at his own expense cause all necessary works and measures to be carried out so as to remedy and rectify the same within such time and to such standard and in such manner as may be specified by the Director.

46. Special Condition No. (13)(o) of the Land Grant stipulates that the Grantee shall procure from its parent or other associated company as shall be determined by the Director at his absolute discretion a written guarantee whereby such company unconditionally and irrevocably:

(i) guarantees the performance of obligations of the Grantee under Special Condition No. (13); and

(ii) indemnifies and shall keep indemnified the Government against all losses, damages, costs, charges, expenses and liabilities which may be incurred by the Government by reason of or arising out of any breach or non-performance of any of the obligations of the Grantee under Special Condition No. (13).

The guarantee shall be subject to the laws of Hong Kong in a form to be approved by the Director and shall be delivered to him within 90 days from the date of the Land Grant. If the Grantee has a parent or associated company incorporated outside Hong Kong and, if required by the Director, the Grantee shall procure and furnish to the Director, a performance bond or guarantee in a form acceptable in all respects to the Director to be given by a bank licensed under section 16 of the Banking Ordinance, any regulations made thereunder and any amending legislation. Such bond or guarantee shall be for a sum of HK$2,022,000.00 and shall be for the purpose of securing payment to the Government of any sum which shall have been demanded under sub-clause (e) of Special Condition No. (13) and has not been paid by the Grantee to the Government.

47. Special Condition No. (13)(p) of the Land Grant stipulates that notwithstanding sub-clause (a) of Special Condition No. (13), subject to the prior written consent of the Director, the Grantee may at his own expense and in all respects to the satisfaction of the Director construct within the Yellow Cross-hatched Black Area and the Yellow Stippled Black Area at such location or locations indicated on the plans to be submitted under sub-clause (b)(i) of Special Condition No. (13) an emergency vehicular access to the building or buildings erected or to be erected on the Lot for the passage of Fire Services appliances and Fire Services personnel.

48. Special Condition No. (13)(q) of the Land Grant stipulates that for the purpose of Special Condition No. (13) only, the expression "Grantee" shall exclude his assigns.

The Non-Building Area 1, the Landscaped Walkway and the Public Open Space

49. Special Condition No. (14)(a) of the Land Grant stipulates that, except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed within the areas shown coloured pink hatched black and pink hatched black stippled green on the plan annexed to the Land Grant (collectively the "**Non-Building Area 1**").

50. Special Condition No. (14)(b) of the Land Grant stipulates that, notwithstanding sub-clause (a) of Special Condition No. (14) and subject to Special Conditions Nos. (17) and (18) of the Land Grant, the following may be erected or constructed within the area shown coloured pink hatched black on the plan annexed to the Land Grant:

(i) the Landscaped Walkway referred to in Special Condition No. (19) of the Land Grant,

(ii) the Public Open Space referred to in Special Condition No. (20) of the Land Grant; and

(iii) a basement floor(s) to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof.

For the purpose of Special Condition No. (14), the decision of the Director as to what constitutes a basement floor(s) shall be final and binding upon the Grantee.

51. Special Condition (19)(a)(i) of the Land Grant stipulates that the Grantee shall, on or before 31st December 2020 or such other extended date as may be approved by the Director, at his own expense in accordance with the plans approved under sub-clause (a)(ii) of Special Condition No. (19) and in all respects to the satisfaction of the Director construct within the Non-Building Area 1 at ground level a landscaped walkway of not less than 10 metres in width to link up the Yellow Area and Java Road (the "**Landscaped Walkway**").

52. Special Condition (19)(b) of the Land Grant stipulates that the Grantee shall at his own expense and in all respects to the satisfaction of the Director uphold, maintain, repair and manage the Landscaped Walkway and everything forming a portion of or pertaining to it until such time as the Landscaped Walkway has been surrendered to the Government in accordance with sub-clause (e) of Special Condition No. (19) of the Land Grant.

53. Special Condition (19)(c) of the Land Grant stipulates that:

(i) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (a) and (b) of Special Condition No. (19), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

(ii) Notwithstanding Special Condition No. (72)(a) of the Land Grant, in the event of the non-fulfilment of the Grantee's obligations under sub-clauses (h), (i) and (j) of Special Condition No. (19), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equivalent to the cost thereof together with a sum equivalent to 20% of the said cost as an administrative fee.

54. Special Condition No. (19)(d) of the Land Grant stipulates that the Government, the Director or his authorized officers shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a), (b), (h), (i) and (j) of Special Condition No. (19) or the exercise of the rights by the Government under sub-clause (c) of Special Condition No. (19) or otherwise, and no claim whatsoever shall be made against the Government, the Director or his authorized officers by the Grantee in respect of any such loss, damage, nuisance or disturbance.

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

(i) The Grantee shall at his own cost and expense upon demand by the Director at any time throughout the term agreed to be granted under the Land Grant surrender and deliver up to the Government vacant possession of the Landscaped Walkway in all respects to the satisfaction of the Director free from encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee. To effect the surrender of the Landscaped Walkway under this sub-clause (e)(i), the Grantee shall execute at his own cost and expense a Deed of Surrender and any other document in such form and containing such provisions as the Director shall approve or require and on such terms and conditions as the Director may require. The Grantee shall have no right to claim against the Government for any loss, damage or compensation whatsoever directly or indirectly arising out of or in connection with the surrender of the Landscaped Walkway.

(ii) The Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Lot or any part(s) thereof or any interest therein or any building or part of any building thereon or enter into any agreement so to do prior to the surrender of the Landscaped Walkway to the Government in accordance with sub-clause (e)(i) of Special Condition No. (19) of the Land Grant unless and until the Grantee shall have at his own expense carved out from the Lot the Landscaped Walkway by way of a deed poll in such form and containing such provisions as the Director shall approve or require and shall have at the Grantee's own expense registered such deed poll by memorial in the Land Registry and in all respects to the satisfaction of the Director Provided that this sub-clause (e)(ii) shall not apply to a building mortgage as provided in Special Condition No. (48)(d) of the Land Grant.

56. Special Condition No. (19)(f) of the Land Grant stipulates that, prior to the surrender of the Landscaped Walkway to the Government in accordance with sub-clause (e) of Special Condition No. (19), the Grantee shall at all reasonable times permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a), (b), (h), (i) and (j) of Special Condition No. (19) and the carrying out, inspecting, checking and supervising of the works under sub-clause (c) of Special Condition No. (19) and any other works which the Director may consider necessary. The Government, the Director and his officers, contractors and agents and any persons authorized by the Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons duly authorized under this sub-clause (f).

57. Special Condition No. (20)(a)(i) of the Land Grant stipulates that the Grantee shall at his own expense in all respects to the satisfaction of the Director and in accordance with the plans approved under sub-clause (b)(i) of Special Condition No. (20), erect, construct and provide within the Lot at ground level area(s) of public open space of not less than 6,800 square metres in total with each area of public open space being linked to the Landscaped Walkway or the Yellow Area to be completed and made fit for occupation and operation on or before 31st December 2020 or such other extended date as may be approved by the Director (the "**Public Open Space**"). The Public Open Space shall be located, formed, serviced, landscaped, planted, treated and provided in such manner, with such materials and with such equipment and facilities as the Director may require and in all respects to his satisfaction.

58. Special Condition No. (20)(c) of the Land Grant stipulates that the Grantee shall at his own expense and in all respects to the satisfaction of the Director uphold, maintain, repair and manage the Public Open Space and everything forming a portion of or pertaining to it until such time as the Public Open Space has been surrendered to the Government in accordance with sub-clause (f) of Special Condition No. (20).

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

(i) In the event of the non-fulfilment of the Grantee's obligations under sub-clauses (a) or (c) of Special Condition No. (20), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

(ii) Notwithstanding Special Condition No. (72)(a) of the Land Grant, in the event of the non-fulfilment of the Grantee's obligations under sub-clauses (i), (j) and (k) of Special Condition No. (20), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equivalent to the cost thereof together with a sum equivalent to 20% of the said cost as an administrative fee.

60. Special Condition No. (20)(e) of the Land Grant stipulates that the Government, the Director or his authorized officers shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person whether arising out of or incidental to the fulfilment of the Grantee's obligations under sub-clauses (a), (c), (i), (j) and (k) of Special Condition No. (20) or the exercise of the rights by the Government under sub-clause (d) of Special Condition No. (20) or otherwise, and no claim whatsoever shall be made against the Government, the Director or his authorized officers by the Grantee in respect of any such loss, damage, nuisance or disturbance.

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

(i) The Grantee shall at his own cost and expense upon demand by the Director at any time throughout the term agreed to be granted under the Land Grant surrender and deliver up to the Government vacant possession of the Public Open Space in all respects to the satisfaction of the Director free from encumbrances and without any consideration, payment or compensation whatsoever payable by the Government to the Grantee. To effect the surrender of the Public Open Space under this sub-clause (f)(i), the Grantee shall execute at his own cost and expense a Deed of Surrender and any other document in such form and containing such provisions as the Director shall approve or require and on such terms and conditions as the Director may require. The Grantee shall have no right to claim against the Government for any loss, damage or compensation whatsoever directly or indirectly arising out of or in connection with the surrender of the Public Open Space.

(ii) The Grantee shall not assign, mortgage, charge, demise, underlet, part with the possession of or otherwise dispose of or encumber the Lot or any part(s) thereof or any interest therein or any building or part of any building thereon or enter into any agreement so to do prior to the surrender of the Public Open Space to the Government in accordance with sub-clause (f)(i) of Special Condition No. (20) unless and until the Grantee shall have at his own expense carved out from the Lot the Public Open Space by way of a deed poll in such form and containing such provisions as the Director shall approve or require and shall have at the Grantee's own expense registered such deed poll in the Land Registry and in all respects to the satisfaction of the Director Provided that this sub-clause (f)(ii) shall not apply to a building mortgage as provided in Special Condition No. (48)(d) of the Land Grant.

62. Special Condition No. (20)(g) of the Land Grant stipulates that, prior to the surrender of the Public Open Space to the Government in accordance with sub-clause (f) of Special Condition No. (20), the Grantee shall at all reasonable times permit the Government, the Director and his officers, contractors and agents and any persons authorized by the Director, the right of ingress, egress and regress to, from and through the Lot for the purpose of inspecting, checking and supervising any works to be carried out in compliance with sub-clauses (a), (c), (i), (j) and (k) of Special Condition No. (20) and the carrying out, inspecting, checking and supervising of the works under sub-clause (d) of Special Condition No. (20) and any other works which the Director may consider necessary. The Government, the Director and his officers, contractors and agents and any persons authorized by the Director shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise of the rights by the Government, the Director and his officers, contractors and agents and any persons duly authorized under this sub-clause (g).

The Non-Building Area 2

63. Special Condition No. (15) of the Land Grant stipulates that, except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed within the area shown edged blue on the plan annexed to the Land Grant (the "**Non-Building Area 2**") except a basement floor(s) to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof. For the purpose of Special Condition No. (15), the decision of the Director as to what constitutes a basement floor(s) shall be final and binding upon the Grantee.

64. Special Condition No. (16)(a) of the Land Grant stipulates that the Grantee shall at all times throughout the term agreed to be granted under the Land Grant permit all members of the public for all lawful purposes to pass and repass on foot or by wheelchair along, to, from, through and over the Non-Building Area 2 free of cost and charges and without any interruption.

65. Special Condition No. (16)(b) of the Land Grant stipulates that it is thereby expressly agreed, declared and provided that by imposing the obligation on the part of the Grantee contained in sub-clause (a) of Special Condition No. (16) neither the Grantee intends to dedicate nor the Government consent to any dedication of the Non-Building Area 2 to the public for the right of passage.

66. Special Condition No. (16)(c) of the Land Grant stipulates that it is expressly agreed and declared that the obligation on the part of the Grantee contained in sub-clause (a) of Special Condition No. (16) will give rise to no expectation of, or claim for or in respect of, any concession or right in respect of additional site coverage or plot ratio whether under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto, substitution therefor, or otherwise and for the avoidance of doubt the Grantee expressly waives any and all claims in respect of or for any concession in respect of, or right to, additional site coverage or plot ratio under Regulation 22(1) of the Building (Planning) Regulations, any amendment thereto or substitution therefor.

The Government Accommodation and the Items

67. Special Condition (28)(a) of the Land Grant stipulates that the Grantee shall at his own expense and in all respects to the satisfaction of the Director erect, construct and provide within the Lot, in a good workmanlike manner and in accordance with the Technical Schedules annexed to the Land Grant and the plans approved under Special Condition No. (29)(a) of the Land Grant, the following accommodations:

(i) one public transport interchange on ground level (the "**Public Transport Interchange**") to be completed and made fit for occupation and operation within 30 calendar months from 7th August 2012 or such other extended period as may be determined by the Director;

(ii) one public toilet (the "**Public Toilet**") erected or to be erected within the Public Transport Interchange to be completed and made fit for occupation and operation within 30 calendar months from 7th August 2012 or such other extended period as may be determined by the Director;

(iii) one integrated family service centre (the "**Integrated Family Service Centre**") to be completed and made fit for occupation on or before 31st December 2020 or such other date as may be determined by the Director;

(iv) (I) one special child care centre cum early education and training centre; and

(II) one space for the parking of light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the said special child care centre cum early education and training centre and their bona fide guests, visitors or invitees;

(collectively the "**Special Child Care Centre cum Early Education and Training Centre**") to be completed and made fit for occupation on or before 31st December 2020 or such other date as may be determined by the Director;

(v) (I) one district support centre for persons with diabilities; and

(II) one space for the parking of light buses licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the said district support centre for persons with disabilities and their bona fide guests, visitors or invitees;

(collectively the "**District Support Centre**") to be completed and made fit for occupation on or before 31st December 2020 or such other date as may be determined by the Director of Social Welfare Department;

(vi) (I) one day care centre for the elderly; and

(II) two spaces for the parking of light buses licensed under Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the said day care centre for the elderly and their bona fide guests, visitors or invitees;

(collectively the "**Day Care Centre for the Elderly**") to be completed and made fit for occupation on or before 31st December 2020 or such other date as may be determined by the Director;

(vii) one community hall and the following spaces:

(I) four spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the said community hall and their bona fide guests, visitors or invitees;

(II) one space for the parking of motor vehicles by disabled persons licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and belonging to the occupiers of the said community hall and their bona fide guests, visitors or invitees;

(III) one space for the loading and unloading of light goods vehicles in connection with the said community hall;

(IV) two spaces for the loading and unloading of heavy goods vehicles in connection with the said community hall; and

(V) one space for ambulance use;

(collectively the "**Community Hall**") to be completed and made fit for occupation within 54 calendar months from 7th August 2012 or such other extended period as may be determined by the Director;

(which accommodation are collectively the "**Government Accommodation**").

68. Special Condition (35)(a) of the Land Grant stipulates that the Grantee shall when called upon so to do by the Director assign to The Financial Secretary Incorporated ("**F.S.I.**") with vacant possession, free from encumbrances, at the expense of the Grantee, the undivided shares specified in sub-clause (b) of Special Condition No. (35) together with the right to the exclusive use, occupation and enjoyment of the Government Accommodation or any part thereof and the Grantee shall complete the assignment of the Government Accommodation or any part thereof in respect of which a certificate of completion shall have been issued under Special Condition No. (34) of the Land Grant within such time(s) as may be specified in writing by the Director.

69. Special Condition (37)(a) of the Land Grant stipulates that the Director shall have the right to demand at any time(s) before the assignment of the Government Accommodation, delivery of vacant possession of the Government Accommodation or such part thereof as required by the Director in respect of which a certificate of completion shall have been issued under Special Condition No. (34) of the Land Grant and the Grantee shall upon such demand deliver the same to the Government for its exclusive use, occupation and operation upon such terms and conditions as the Director may consider appropriate.

70. Special Condition (38)(a) of the Land Grant stipulates that, without prejudice to the provisions of Special Condition No. (39) of the Land Grant, the Grantee shall, at all times until expiry of the Defects Liability Period of the Government Accommodation referred to in Special Condition No. (39)(a) of the Land Grant, at his own expense maintain in good condition and in all respects to the satisfaction of the Director the Government Accommodation and the building services installations therefor.

71. Special Condition (40) of the Land Grant stipulates that:

(a) The Grantee shall throughout the term agreed to be granted under the Land Grant at his own expense but subject to any contribution by F.S.I. as referred to in Special Condition No. (50)(a)(ii)(I) of the Land Grant and in all respects to the satisfaction of the Director maintain the following items (the "**Items**"):

(i) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(ii) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the development on the Lot;

(iii) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the development on the Lot;

(iv) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(v) all other common parts and facilities serving the Government Accommodation and the remainder of the development on the Lot.

(b) The Grantee indemnifies and shall keep indemnified the Government and F.S.I. against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Grantee to maintain the Items.

The Connection Points

72. Special Condition No. (22)(a) of the Land Grant stipulates that the Grantee shall on or before 31st December 2020 or such other extended period as may be approved by the Director at his own expense, with such materials and to such standards, levels, alignment, disposition and design as shall be required or approved by the Director and in all respects to the satisfaction of the Director provide and construct:

(i) such supports and connections between the points R and S shown and marked on the plan annexed to the Land Grant to receive, connect and support a proposed subway which, if constructed, will be located approximately at the position within the pair of pecked blue lines shown and marked on the plan annexed to the Land Grant and thereon marked "PROPOSED SUBWAY" (the "**Proposed Subway**"); and

(ii) a pedestrian passageway to link up the Proposed Subway and the Landscaped Walkway, (which supports and connections and pedestrian passageway are collectively the "**Connection Points**") so that the Proposed Subway, if constructed, can be connected to the Lot or any building(s) erected thereon and pedestrian access to and from the Landscaped Walkway and the North Point Mass Transit Railway Station can be gained over the Connection Points.

73. Special Condition (22)(c) of the Land Grant stipulates that, upon completion of the construction of the Connection Points, the Grantee shall, throughout the term agreed to be granted under the Land Grant, at his own expense and in all respects to the satisfaction of the Director upkeep, maintain, repair and manage the Connection Points in good and substantial repair and condition.

74. Special Condition (22)(d) of the Land Grant stipulates that the Grantee shall at all times throughout the term agreed to be granted under the Land Grant during which the Proposed Subway is in existence permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Connection Points and for such purpose, to have ingress, egress or regress to, from and through the Lot and any building(s) erected or to be erected thereon.

75. Special Condition No. (22)(f) of the Land Grant stipulates that, in the event of the non-fulfilment of the Grantee's obligations under sub-clauses (a), (c) or (g) of Special Condition No. (22), the Government may carry out the necessary works at the cost of the Grantee who shall pay to the Government on demand a sum equal to the cost thereof, such sum to be determined by the Director whose determination shall be final and binding upon the Grantee.

76. Special Condition No. (22)(k) of the Land Grant stipulates that there is reserved to the Government and any other person(s) to whom such rights may be granted by the Government (the "**said Persons**") free of all costs and charges the right of support and the right to connect to the Connection Points for the Proposed Subway.

77. Special Condition No. (22)(l) of the Land Grant stipulates that the Government and the said Persons and its or their officers, agents, licensees, contractors, workmen and other duly authorized personnel with or without tools, equipment or machinery shall at all reasonable times throughout the term agreed to be granted under the Land Grant have the right of free ingress, egress and regress to and from the Lot or any part thereof and any building(s) erected or to be erected thereon for the purposes of:

(i) carrying out inspection, survey, construction, connection, maintenance, repair, alteration, demolition and replacement works in relation to the Proposed Subway;

(ii) inspecting, checking and supervising the works to be carried out in compliance with sub-clauses (a), (c) and (g) of Special Condition No. (22) and the carrying out, inspecting, checking and supervising of the works under sub-clause (f) of Special Condition No. (22); and

(iii) any other works which the Government may consider necessary whether in relation to the Proposed Subway or otherwise.

78. Special Condition No. (22)(m) of the Land Grant stipulates that the Government and the said Persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person arising out of or incidental to the exercise by the Government and the said Persons and its or their officers, agents, licensees, contractors, workmen or other duly authorized personnel of the rights conferred under sub-clauses (f) and (l) of Special Condition No. (22), and no claim whatsoever shall be made by the Grantee against the Government or the said Persons in respect of any such loss, damage, nuisance or disturbance.

The Public Coach Park

79. Special Condition No. (60)(a) of the Land Grant stipulates that the Grantee shall on or before 31st December 2020 at his own expense in all respects to the satisfaction of the Director and in accordance with the layout plan approved under sub-clause (b) of Special Condition No. (60) erect, construct and provide below the ground level of the Lot a public coach park providing not less than 30 spaces for the parking of coaches (the "**Public Coach Park**").

80. Special Condition No. (60)(b) of the Land Grant stipulates that the Grantee shall within 24 calendar months from 7th August 2012 or such other extended period as may be approved by the Director submit or cause to be submitted to the Director for his written approval a layout plan for the Public Coach Park indicating the parking spaces, turning circles, ceiling height of the parking floor or floors or level or levels, means of access, circulation areas and any other areas and spaces as may be required by the Director. The parking spaces, turning circles, ceiling height of the parking floor or floors or level or levels, means of access, circulation areas and any other areas and spaces of the Public Coach Park shall be provided and laid out in accordance with the plan approved by the Director under this sub-clause (b) and in all respects to the satisfaction of the Director. The Grantee shall maintain the parking spaces, turning circles, ceiling height of the parking floor or floors or level or levels, means of access, circulation areas and any other areas and spaces of the Public Coach Park in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director.

81. Special Condition No. (60)(g) of the Land Grant stipulates that all the parking spaces within the Public Coach Park shall be made available to members of the public at all times for short-term parking of coaches, on hourly, daily or monthly basis or on such other basis as may be approved in writing by the Commissioner for Transport.

82. Special Condition No. (60)(j) of the Land Grant stipulates that the Grantee shall not, throughout the term agreed to be granted under the Land Grant, assign, mortgage, charge, demise, underlet or part with the possession of or otherwise dispose of the Public Coach Park except as a whole provided that the Grantee may underlet the parking spaces in the Public Coach Park subject to the conditions as stipulated in sub-clauses (g) and (i) of Special Condition No. (60).

83. Special Condition No. (60)(k) of the Land Grant stipulates that the Grantee shall at all times during the term agreed to be granted under the Land Grant uphold, maintain, repair, operate, conduct and manage at his own expense the Public Coach Park and everything forming a portion of or pertaining to it and in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle parking which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

The Public Loading and Unloading Park

84. Special Condition No. (61)(a) of the Land Grant stipulates that the Grantee shall on or before 31st December 2020 at his own expense in all respects to the satisfaction of the Director and in accordance with the layout plan approved under sub-clause (b) of Special Condition No. (61) erect, construct and provide a public loading and unloading park comprising:

(i) 4 spaces below the ground level of the Lot for the loading and unloading of all types of vehicles;

(ii) a passageway through such part(s) of the Lot and any building(s) erected or to be erected thereon to link up the 4 spaces referred to in sub-clause (a)(i) of Special Condition No. (61) and the Yellow Area for the purposes of goods delivery in connection with the use of the said 4 spaces

(the "**Public Loading and Unloading Park**").

85. Special Condition No. (61)(b) of the Land Grant stipulates that the Grantee shall within 24 calendar months from 7th August 2012 or such other extended period as may be approved by the Director submit or cause to be submitted to the Director for his approval a layout plan of the Public Loading and Unloading Park indicating the loading and unloading spaces, turning circles, ceiling height of the loading and unloading floor or floors or level or levels, means of access, circulation areas, the passageway referred to in sub-clause (a)(ii) of Special Condition No. (61) and any other areas and spaces as may be required by the Director. The loading and unloading spaces, turning circles, ceiling height of the loading and unloading floor or floors or level or levels, means of access, circulation areas, the said passageway and any other areas and spaces of the Public Loading and Unloading Park shall be provided and laid out in accordance with the plan approved by the Director under this sub-clause (b) and in all respects to the satisfaction of the Director. The Grantee shall maintain the loading and unloading spaces, turning circles, ceiling height of the floor or floors or level or levels, means of access, circulation areas, the said passageway and any other areas and spaces of the Public Loading and Unloading Park in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director.

86. Special Condition No. (61)(g) of the Land Grant stipulates that throughout the term agreed to be granted under the Land Grant, the Grantee shall keep the Public Loading and Unloading Park open for use by all members of the public and shall ensure that all the loading and unloading spaces within the Public Loading and Unloading Park are made available to all members of the public for short-term loading and unloading of vehicles on hourly basis or such other basis as may be approved in writing by the Commissioner for Transport, at all times free of costs and charges and without any interruption.

87. Special Condition No. (61)(j) of the Land Grant stipulates that the Grantee shall at all times during the term agreed to be granted under the Land Grant uphold, maintain, repair, operate, conduct and manage at his own expense the Public Loading and Unloading Park and everything forming a portion of or pertaining to it in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle loading and unloading parks which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

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

88. Special Conditions Nos. (3)(a), (4)(a), (4)(b), (4)(c), (5) and (7) in relation to the "Reserved Area" as stipulated in the above Section D.

89. Special Conditions Nos. (8)(a), (8)(b), (8)(c), (9) and (11) in relation to the "Green Areas" and "Green Areas Structures" as stipulated in the above Section D.

90. Special Conditions Nos. (2), (13)(a), (13)(d), (13)(e), (13)(f), (13)(g)(iv), (13)(h) and (13)(j) in relation to the "Yellow Area", the "Yellow Stippled Black Area" and the "Yellow Cross-hatched Black Area" as stipulated in the above Section D.

91. Special Conditions Nos. (14)(a), (14)(b), (19)(a)(i), (19)(b), (19)(c), (19)(d), (19)(e), (19)(f), (20)(a)(i), (20)(c), (20)(d), (20)(e), (20)(f) and (20)(g) in relation to the "Non-Building Area 1", the "Landscaped Walkway" and the "Public Open Space" as stipulated in the above Section D.

92. Special Conditions Nos. (15) and (16)(a) in relation to the "Non-Building Area 2" as stipulated in the above Section D.

93. Special Conditions Nos. (28)(a), (35)(a), (37)(a), (38)(a) and (40) in relation to the "Government Accommodation" and "Items" as stipulated in the above Section D.

94. Special Conditions Nos. (22)(a), (22)(c), (22)(d), (22)(f), (22)(k), (22)(l) and (22)(m) in relation to the "Connection Points" as stipulated in the above Section D.

95. Special Conditions Nos. (60)(a), (60)(b), (60)(g), (60)(j) and (60)(k) in relation to the "Public Coach Park" as stipulated in the above Section D.

96. Special Conditions Nos. (61)(a), (61)(b), (61)(g) and (61)(j) in relation to the "Public Loading and Unloading Park" as stipulated in the above Section D.

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

(a) The Grantee shall on or before 31st December 2020 or such other date as may be approved by the Director at his own expense and in all respects to the satisfaction of the Director provide and construct amenity areas within the areas shown coloured pink stippled black on the plan annexed to the Land Grant (collectively the "**Amenity Area**"). The Amenity Area shall be formed, landscaped and planted with trees and shrubs in such manner, with such materials and to such design, standards and specifications as the Director may require and in all respects to his satisfaction.

(b) Except with the prior written consent of the Director, no building or structure or support for any building or structure or any installation (including but not limited to any drain, waterway, watercourse, sewer, nullah, pipe, cable, wire and utility services) shall be erected, constructed, laid, installed or placed at or above the ground level of the Amenity Area. For the purpose of Special Condition No. (21), the decision of the Director as to what constitutes the ground level shall be final and binding upon the Grantee.

(c) Throughout the term agreed to be granted under the Land Grant, the Grantee shall at his own expense repair, maintain, keep and manage the Amenity Area and everything forming a portion of or pertaining to it in a safe, clean, neat, tidy, functional and healthy conditions all to the satisfaction of the Director.

98. Special Condition No. (23) of the Land Grant stipulates that the Grantee shall develop the Lot by the erection thereon of building(s) complying in all respects with the Land Grant 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(s) to be completed and made fit for occupation on or before 31st December 2020.

99. Special Condition No. (25) 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.

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

(a) The Grantee shall at his own expense submit to the Director for his approval a landscape master plan indicating the location, disposition and layout of the landscaping works to be provided within the Lot in compliance with the requirements stipulated in sub-clause (b) of Special Condition No. (26). No site formation works shall be commenced on the Lot or any part thereof until the landscape master plan has been approved in writing by the Director and consent, if required, has been granted in respect of the proposals for the preservation of trees under Special Condition No. (25) of the Land Grant.

(b) ……

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

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

(e) Save and except the Landscaped Walkway and the Public Open Space, the area(s) landscaped in accordance with Special Condition No. (26) shall be designated as and form part of the Common Areas referred to in Special Condition No. (50)(a)(v) of the Land Grant.

101. Special Condition No. (27)(h) of the Land Grant stipulates that the total number of residential units erected or to be erected on the Lot at any time shall not be less than 700.

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

(a) The Grantee acknowledges that there are in existence a bus terminus (the "**Existing Terminus**") and some service roads (the "**Existing Service Roads within the Lot**") within the Lot.

(b) Until the Public Transport Interchange shall have been completed and in operation in all respects to the satisfaction of the Director, the Grantee:

(i) shall at his own expense and in all respects to the satisfaction of the Commissioner for Transport maintain and keep fit for operation and use the Existing Terminus; and

(ii) …...

(c) Until the Existing Service Roads within the Lot shall have been closed in accordance with the Approved Road Closure Proposal referred to in Special Condition No. (42) of the Land Grant, the Grantee:

(i) shall at his own expense and in all respects to the satisfaction of the Commissioner for Transport maintain and keep fit for operation and use the Existing Roads within the Lot so that vehicular and pedestrian traffic may be safely carried on; and

(ii) …...

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

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

(b) For the purpose of calculating the total gross floor area and total site coverage respectively stipulated in Special Conditions Nos. (27)(c) and (27)(d) of the Land Grant, subject to Special Condition No. (73)(d) of the Land Grant, any part of the Facilities provided within the Lot in accordance with sub-clause (a) of Special Condition No. (44) which are for the common use and benefit of the residents of the residential block(s) erected or to be erected on the Lot and their bona fide visitors shall not be taken into account. The remaining part of the Facilities which, in the opinion of the Director, are not for such use shall be taken into account for such calculation.

(c) In the event that any part of the Facilities is exempted from the gross floor area and site coverage calculations pursuant to sub-clause (b) of Special Condition No. (44) (the "**Exempted Facilities**"):

(i) the Exempted Facilities shall be designated as and form part of the Common Areas referred to in Special Condition No. (50)(a)(v) of the Land Grant;

(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(s) erected or to be erected on the Lot and their bona fide visitors and by no other person(s).

104. Special Condition No. (53)(a) of the Land Grant stipulates that:

(i) Spaces shall be provided within the Lot to the satisfaction of the Director for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the residents of the residential units in the building(s) erected or to be erected on the Lot and their bona fide guests, visitors or invitees (the "**Residential Parking Spaces**") at a rate to be calculated by reference to the respective size of the residential units erected or to be erected on the Lot as set out in the table below (unless the Director consents to a rate for or to a number of the Residential Parking Spaces different from those set out in the table below):

Size of each residential unit	**No. of the Residential Parking Spaces to be provided**
Less than 40 square metres	One space for every 18 residential units or part thereof
Not less than 40 square metres but less than 70 square metres	One space for every 11 residential units or part thereof
Not less than 70 square metres but less than 100 square metres	One space for every 5 residential units or part thereof
Not less than 100 square metres but less than 160 square metres	One space for every 2 residential units or part thereof
Not less than 160 square metres	One space for every residential unit

(ii) ……

(iii) If more than 75 residential units are provided in any block of residential units erected or to be erected on the Lot, additional spaces for the parking of motor vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, and belonging to the bona fide guests, visitors or invitees of the residents of the residential units in the building(s) erected or to be erected on the Lot shall be provided at a rate of 5 spaces for every such block of residential units or at such other rates as may be approved by the Director subject to a minimum of three spaces per block of residential units being provided.

105. Special Condition No. (53)(b) of the Land Grant stipulates that:

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

(I) one space for every 150 square metres or part thereof of the first 15,000 square metres of the gross floor area of the building(s) erected or to be erected on the Lot to be used for office purpose and one space for every 200 square metres or part thereof of the remaining gross floor area to be used for such purpose; and

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

106. Special Condition No. (53)(c) of the Land Grant stipulates that:

(i) Out of the spaces provided under sub-clauses (a) and (b) of Special Condition No. (53), the Grantee shall reserve and designate spaces for the parking of motor vehicles by disabled persons as defined in the Road Traffic Ordinance, any regulations made thereunder and any amending legislation, at the following rates or at such other rates as may be approved by the Director:

(I) not less than one space for every 200 spaces provided in accordance with sub-clause (a)(i) of Special Condition No. (53) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated);

(II) not less than one space for every 200 spaces provided in accordance with sub-clause (b)(i)(I) of Special Condition No. (53) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated);

(III) not less than one space for every 200 spaces provided in accordance with sub-clause (b)(i)(II) of Special Condition No. (53) or part thereof if such part exceeds 100 spaces (subject to a minimum of one space being reserved and designated); and

(IV) one space out of the spaces provided in accordance with sub-clause (a)(iii) of Special Condition No. (53).

107. Special Condition No. (53)(d) of the Land Grant stipulates that:

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

(I) 10% of the total number of the Residential Parking Spaces required to be provided under sub-clause (a)(i) of Special Condition No. (53) (the "**Residential Motor Cycle Parking Spaces**");

(II) 10% of the total number of spaces required to be provided under sub-clause (b)(i)(I) of Special Condition No. (53); and

(III) 10% of the total number of spaces required to be provided under sub-clause (b)(i)(II) of Special Condition No. (53);

provided that if the number of spaces to be provided is a decimal number, the same shall be rounded up to the next whole number.

108. Special Condition No. (54)(a) of the Land Grant stipulates that:

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

(I) one space for every 800 residential units or part thereof in the building(s) erected or to be erected on the Lot or at such other rates as may be approved by the Director subject to a minimum of one loading and unloading space for each block of residential units erected or to be erected on the Lot, such loading and unloading space to be located adjacent to or within each block of residential unit;

(II) one space for every 3,000 square metres or part thereof of the gross floor area of the building(s) erected or to be erected on the Lot to be used for office purposes; and

(III) one space for every 1,200 square metres or part thereof of the gross floor area of the building(s) erected or to be erected on the Lot to be used for non-industrial (excluding godown, hotel, petrol filling station, private residential and office) purposes;

(ii) one lay-by to be provided for the picking up and setting down of passengers from motor vehicles (including taxis) and another lay-by for the loading and unloading of light buses and ambulances, both in such forms, to such standards and at such locations as the Director may require or approve.

109. Special Condition No. (59) of the Land Grant stipulates that a plan approved by the Director indicating the layout of all the parking, loading and unloading spaces and lay-bys to be provided within the Lot in accordance with Special Conditions Nos. (53) and (54) of the Land Grant; or a copy of such plan certified by an Authorized Person (as defined in the Buildings Ordinance, any regulations made thereunder and any amending legislation) shall be deposited with the Director. No transaction (except the surrender of the Landscaped Walkway and the Public Open Space, the assignment of the Government Accommodation; a tenancy agreement or lease or an agreement for such tenancy or lease under Special Condition No. (48)(c) of the Land Grant and a building mortgage or charge under Special Condition No. (48)(d) of the Land Grant) affecting the Lot or any part thereof or any building or part of any building erected or to be erected on the Lot shall be entered into prior to such deposit. The said parking, loading and unloading spaces and lay-bys indicated on the said approved plan shall not be used for any purpose other than for the purposes set out respectively in Special Conditions Nos. (53) and (54) of the Land Grant. The Grantee shall maintain the parking, loading and unloading spaces, lay-bys and other areas in accordance with the said approved plan and shall not alter the layout except with the prior written consent of the Director.

110. Special Condition No. (63) 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 the Conditions of the Land Grant, 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 agreed to be granted under the Land Grant 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 No. (63) shall prejudice the Government's rights under the Conditions of the Land Grant, in particular Special Condition No. (62) of the Land Grant.

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

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

111. Special Condition No. (65) of the Land Grant stipulates that, where prestressed ground anchors have been installed, upon development or redevelopment of the Lot or any part thereof, the Grantee shall at his own expense carry out regular maintenance and regular monitoring of the prestressed ground anchors throughout their service life to the satisfaction of the Director and shall supply to the Director such reports and information on all such monitoring works as the Director may from time to time in his absolute discretion require. If the Grantee shall neglect or fail to carry out the required monitoring works, the Director may forthwith execute and carry out the monitoring works and the Grantee shall on demand repay to the Government the cost thereof.

112. Special Condition No. (66) of the Land Grant stipulates that:

(a) In the event of earth, spoil, debris, construction waste or building materials (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 (the "**Government properties**"), the Grantee shall at his own expense remove the waste from and make good any damage done to the Government properties. The Grantee shall indemnify the Government against all actions, claims and demands arising out of any damage or nuisance to private property caused by such erosion, washing down or dumping.

(b) Notwithstanding sub-clause (a) of Special Condition No. (66), 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.

113. Special Condition No. (67) of the Land Grant stipulates that:

(a) 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 (the "**Works**"), to avoid causing any damage, disturbance or obstruction to any Government or other existing drain, waterway or watercourse, water main, road, footpath, street furniture, sewer, nullah, pipe, cable, wire, utility service or any other works or installations being or running upon, over, under or adjacent to the Lot or any part thereof (the "**Services**").

(b) 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.

(c) The Grantee shall at his own expense in all respects repair, make good and reinstate to the satisfaction of the Director any damage, disturbance or obstruction caused to the Lot or any of the Services in any manner arising out of the Works (except for nullah, sewer, storm-water drain or water main, the making good of which shall be carried out by the Director, unless the Director elects otherwise, and the Grantee shall pay to the Government on demand the cost of such works). If the Grantee fails to carry out any such necessary diversion, relaying, repairing, making good and reinstatement of the Lot or any part thereof or 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.

114. Special Condition No.(68) 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.

(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 and the Grantee shall pay to the Government on demand the cost of such connection works. Alternatively, the said connection works may be carried out by the Grantee at his own expense to the satisfaction of the Director and in such case any section of the said connection works which is constructed within Government land shall be maintained by the Grantee at his own cost and upon demand be handed over by the Grantee to the Government for future maintenance thereof at the expense of the Government and the Grantee shall pay to the Government on demand the cost of the technical audit in respect of the said connection works.

F. The lease conditions that are onerous to a purchaser

115. Special Condition (17) of the Land Grant stipulates that:

(a) (i) Except with the prior written consent of the Director, no building or structure or support or foundation for any building or structure shall be erected or constructed within, above or under the areas of drainage reserve shown coloured:

(I) pink hatched black stippled green and marked "D.R.1" on the plan annexed to the Land Grant (hereinafter referred to as "the Drainage Reserve 1"); and

(II) pink stippled green and marked "D.R.2" on the plan annexed to the Land Grant (hereinafter referred to as "the Drainage Reserve 2").

(ii) The Director may, in giving any consent under sub-clause (a)(i) of this Special Condition, impose at his absolute discretion any condition as he deems fit (including but not limited to the prohibition that no building or structure or support or foundation for any building or structure may be erected or constructed from and above 0 metre Hong Kong Principal Datum within the Drainage Reserve 1 or the Drainage Reserve 2).

(b) The Government, the Director and his duly authorized officers, contractors and agents, his or their workmen (hereinafter collectively referred to as "the authorized persons") with or without tools, equipment, machinery or motor vehicles shall have the right of unrestricted ingress, egress and regress at all times to, from and through the Lot for the purposes of laying, inspecting, repairing and maintaining drains, sewers, channels, drainage facilities and all other services running across, through or under the Drainage Reserve 1 and the Drainage Reserve 2 (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 1 or the Drainage Reserve 2. Where in the opinion of the Director (whose opinion shall be final and binding upon the Grantee), there are objects or material within the Drainage Reserve 1 and the Drainage Reserve 2 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 his own expense and in all respects to the satisfaction of the Director, to demolish or remove such objects or material and to reinstate the Drainage Reserve 1 and the Drainage Reserve 2. If the Grantee shall neglect or fail to comply with such notice within the period specified therein, or as required in an emergency the Director may carry out such removal, demolition and reinstatement works as he may consider necessary and the Grantee shall pay to the Government on demand the cost of such works.

(c) Save in respect of the reinstatement of any trench excavated in the exercise of the aforesaid rights and powers, the Government, the Director and the authorized persons shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise by the authorized persons of the right of unrestricted ingress, egress and regress and in laying, inspecting, repairing and maintaining the Utilities conferred under sub-clause (b) of this Special Condition and no claim whatsoever shall be made against the Government, the Director or the authorized persons by the Grantee in respect of any such loss, damage, nuisance or disturbance.

116. Special Condition (18) of the Land Grant stipulates that:

(a) The Grantee acknowledges that as at the date of the Land Grant, there are in existence some 132kV transmission cables and communication cables and the associated cable works, structures, facilities or installations (hereinafter collectively referred to as "the Cables"):

(i) below the ground level of that part of the Lot falling within the purple lines shown on the plan annexed to the Land Grant and thereon marked "CABLE RESERVE" (that part of the Lot is hereinafter referred to as "the Cable Reserve within the Lot"); and

(ii) below the ground level of those parts of the Yellow Area falling within the purple lines shown on the plan annexed to the Land Grant and thereon marked "CABLE RESERVE" (those parts of the Yellow Area are hereinafter collectively referred to as "the Cable Reserve within the Yellow Area").

(b) The Grantee shall at his own expense satisfy himself as to the extent of the Cables and shall not demolish, damage or interfere in any way with the Cables (the decision of the Director as to what constitutes damage or interference shall be final and binding upon the Grantee). Any demolition or damage of the Cables or any interference with the Cables will be reinstated, made good or rectified by the Hong Kong Electric Company Limited (hereinafter referred to as "the HEC") at the cost of the Grantee. The Grantee hereby indemnifies and shall keep indemnified the Government, its officers, agents, contractors, workmen or other duly authorized personnel from and against all liabilities, claims, costs, demands, actions or other proceedings whatsoever arising whether directly or indirectly out of or in connection with any demolition or damage to the Cables or any interference with the Cables by the Grantee, his employees, agents, workmen and contractors.

(c) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee or any other person by reason of the presence of the Cables and the Grantee shall not make any claim whatsoever against the Government for any damage, nuisance, annoyance, loss or detriment of any kind whatsoever caused to the Lot or the Yellow Area or to the Grantee arising directly or indirectly out of or in connection with the Cables.

(d) (i) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed at the ground level or within a height of 5.1 metres above the ground level of the Cable Reserve within the Lot and the Cable Reserve within the Yellow Area.

(ii) No building or structure or support or foundation for any building or structure shall be erected or constructed within a distance of 1.0 metre measured around the external surface of any cable forming part of the Cables.

(iii) For the purpose of this Special Condition, the decision of the Director as to what constitutes the ground level shall be final and binding upon the Grantee.

(e) Prior to the commencement of any works whatsoever within a distance of 3.0 metres in all directions of any cable forming part of the Cables, the Grantee shall consult the HEC so as to ensure that any such works do not damage, interfere with or endanger the safe operation of the Cables (all as to which the decision of the Director shall be conclusive) and if required by the Director, the Grantee shall, at his own expense, take such precautions as may be required by the HEC to ensure the safe operation of the Cables.

(f) The Grantee shall comply with all Ordinances, by-laws and regulations for the time being in force and relating to the Cables and any amendments or replacing legislation thereto.

(g) The Grantee shall at his own expense comply with all special requirements of the Director of Electrical and Mechanical Services and all other relevant Government and statutory authorities in connection with the construction (including the materials to be used), repair and maintenance of any part or parts of the building or structure or buildings or structures connected or in close proximity to the Cables.

(h) (i) For the purpose of carrying out survey, inspection, repair, maintenance, diversion, improvement or development works of the Cables and carrying out survey, inspection, reinstatement, making good and rectification works under sub-clause (b) of this Special Condition or any other works which the Director may consider necessary in the Cable Reserve within the Lot or the Cable Reserve within the Yellow Area or both, the Grantee shall permit the Director, the HEC and officers, servants and contractors authorized by the Director or the HEC or both, the right of ingress, egress and regress to, from and through:

(I) the Lot and any building or buildings erected or to be erected thereon at all times throughout the term of the Land Grant; and

(II) the Yellow Area or any part thereof and any structure or structures erected or to be erected thereon at all times while the Grantee is in possession of the same;

with or without tools, vehicles, machinery or equipment free of cost and charges and without any interruption.

(ii) The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Grantee arising out of or incidental to the exercise of the rights conferred under sub-clause (h)(i) of this Special Condition and no claim or objection shall be made against the Government, the HEC or the officers, servants and contractors authorized by the Government, the HEC or both in respect of any such loss, damage, nuisance or disturbance.

117. Special Condition (48) of the Land Grant stipulates that, save for the surrender of the Landscaped Walkway and the Public Open Space and the assignment of the Government Accommodation, prior to compliance with the Conditions of the Land Grant in all respects to the satisfaction of the Director, the Grantee shall not, except with the prior written consent of the Director:

(a) assign, part with possession of or otherwise dispose of the Lot or any part thereof or any interest therein or any building or part of any building thereon or enter into any agreement so to do;

(b) ……

(c) underlet the Lot or any building or part of any building thereon or enter into any agreement so to do unless the tenancy or lease of the Lot or any building or part of any building thereon complies with the terms and conditions in sub-clause (c) of Special Condition (48); or

(d) mortgage or charge the Lot or any part thereof or any interest therein except for the purpose of the development thereof in accordance with the Conditions of the Land Grant and then only by way of a building mortgage.

118. Special Condition No. (57) of the Land Grant stipulates that:

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

(i) assigned except

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

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

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

(b) Notwithstanding sub-clause (a) of Special Condition No. (57), the Grantee may, with the prior written consent of the Director, assign all the Residential Parking Spaces and the Residential Motor Cycle Parking Spaces as a whole, but only to a wholly-owned subsidiary company of the Grantee.

(c) Sub-clause (a) of Special Condition No. (57) shall not apply to an assignment, underletting, mortgage or charge of the Lot as a whole.

Notes:

1. Pursuant to a letter dated 17 August 2020 issued by the District Lands Office/Hong Kong East, Lands Department registered at the Land Registry with Memorial No.20090302240260 ("the BC Extension Letter"), the time limit for the completion of the development of the Lot, the formation works and the necessary works of "the Reserved Area" and "the Green Areas", the construction of "the Landscape Walkway" and "the Connection Points", the provision of "the Public Open Space", "the Amenity Area", "the Government Accommodation", "the Public Coach Park" and "the Public Loading and Unloading Park" by the Grantee under the Land Grant has been extended from 31 December 2020 to 30 June 2021.

2. The plan annexed to the Land Grant is reproduced under the "Information on Public Facilities and Public Open Spaces" section.

3. For full details, please refer to the Land Grant and the BC Extension Letter which are free for inspection during opening hours at the sales office. Full script of the Land Grant and the BC Extension Letter are available for inspection upon request and copies of the Land Grant and the BC Extension Letter can be obtained upon paying necessary photocopying charges.

SUMMARY OF LAND GRANT 批地文件的摘要

A. 期數所位於的土地的地段編號

1. 期數興建於內地段第9027號A分段餘段、內地段第9027號B分段餘段、內地段第9027號C分段餘段、內地段第9027號D分段餘段、內地段第9027號E分段餘段及內地段第9027號餘段（統稱「**該地段**」）。

B. 有關租契規定的年期

2. 該地段根據第20173號賣地條件（「**批地文件**」）批出，租期由2012年8月7日起計50年。

C. 適用於該土地的用途限制

3. 批地文件特別條款第(24)條規定，該地段或其任何部分或在該地段已建或擬建的任何一或多座建築物不得用作非工業（不包括倉庫、酒店及加油站）用途以外的任何其他用途。

4. 批地文件特別條款第(6)條規定，未經地政總署署長（「**署長**」）事先書面同意，承授人不得將保留區域（定義見下文）或其任何部分用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(4)條指明的工程以外的任何其他用途。

5. 批地文件特別條款第(10)條規定，未經署長事先書面同意，承授人不得將綠色區域（定義見下文）或其任何部分用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(8)條指明的工程以外的任何其他用途。

6. 批地文件特別條款第(13)(i)條規定，未經署長事先書面同意，承授人不得將黃色區域、黃色加黑點區域或黃色加黑色交叉斜線區域（各自的定義見下文）或其任何部分用作儲物或興建任何臨時構築物，或用作進行特別條款第(13)條(a)及(d)款指明的工程、用作特別條款第(13)條(h)款指明的用途、現有公廁、現有巴士站長辦事處及現有職工飯堂以外的任何其他用途。

7. 批地文件特別條款第(53)(a)(iv)條規定，根據特別條款第(53)條(a)(i)及(a)(iii)款提供的車位（即住宅車位及訪客車位）不得用作其分別規定的用途以外的任何其他用途，尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

8. 批地文件特別條款第(53)(b)(iii)條規定，根據特別條款第(53)條(b)(i)(I)及(b)(i)(II)款提供的車位（即辦公室用車位及其他非工業用途的車位）除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一或多座建築物的佔用人之車輛作所述條款分別規定的用途以及屬於其真正賓客、訪客或獲邀人士之車輛外，不得用作任何其他用途，尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

9. 批地文件特別條款第(53)(c)(iii)條規定，根據特別條款第(53)條(c)(i)款提供的車位（即傷殘人士車輛用車位）除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例定義的傷殘人士的車輛，並且屬於該地段已建或擬建的一或多座建築物的住客或佔用人之車輛以及屬於其真正賓客、訪客或獲邀人士之車輛外，不得用作任何其他用途，尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

10. 批地文件特別條款第(53)(d)(ii)條規定，住宅電單車車位除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一或多座建築物的住宅單位住客及其真正賓客、訪客或獲邀人士之電單車外，不得用作任何其他用途，住宅電單車車位尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

11. 批地文件特別條款第(53)(d)(iii)條規定，根據特別條款第(53)條(d)(i)(II)及(d)(i)(III)款提供的車位除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一或多座建築物的佔用人之電單車作特別條款第(53)條(b)(i)(I)及(b)(i)(II)款分別規定的用途以及屬於其真正賓客、訪客或獲邀人士之電單車外，不得用作任何其他用途，該等車位尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

12. 批地文件特別條款第(59)條規定，除特別條款第(59)條所述的批准圖則上顯示的車位外，不得在該地段或該地段上任何建築物或構築物的任何部分泊車。

13. 批地文件特別條款第(60)(i)條規定，公眾旅遊車停車場（定義見下文）除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的旅遊車外，不得用作任何其他用途，公眾旅遊車停車場尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

14. 批地文件特別條款第(61)(i)條規定，公眾上落貨停車場（定義見下文）除用作根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的車輛上落客貨外，不得用作任何其他用途，公眾上落貨停車場尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

15. 批地文件特別條款第(71)條規定，不得在該地段興建或建造墳墓或骨灰龕，亦不得在該地段安葬或存放任何人類骸骨或動物骸骨，不論該骸骨是否存放在陶罐或骨灰甕內或以其他方式存放。

D. 按規定須興建並提供予政府或供公眾使用的設施

<u>保留區域</u>

16. 批地文件特別條款第(3)(a)條規定，該地段以下各部分現時為政府豁除及保留：

    (i) 在附錄於批地文件的圖則上以粉紅色加紅點及粉紅色加棕色斜線和紅點顯示的範圍以上的地層，由香港主水平基準0米水平起計；及

    (ii) 在所述地層之上及橫越附錄於批地文件的圖則上以粉紅色加紅點及粉紅色加棕色斜線和紅點顯示的範圍的所有上空。

    （該等地層及上空統稱「**保留區域**」）。

17. 批地文件特別條款第(3)(b)條規定，除批地文件特別條款第(5)及第(6)條另有規定外，承授人不享有保留區域任何擁有權、管有權或使用權，且除批地文件另有規定外，不得在保留區域內興建或建造任何建築物或構築物。

18. 批地文件特別條款第(3)(c)條規定，承授人無權就特別條款第(3)條(a)款之下保留的權利，或者就或因保留區域用作批地文件特別條款第(4)(a)條所指的未來公眾道路造成的任何損失、損害、滋擾、煩擾或傷害，根據任何成文法或其他規定提出反對或向政府索取任何賠償。

19. 批地文件特別條款第(4)(a)條規定，承授人須：

    (i) 於2020年12月31日或之前或署長批准的其他延長期限，自費按署長批准的方式、材料、標準、水平、定線及設計，並在各方面達致署長滿意程度下：

        (I) 在保留區域鋪設及構建未來公眾道路；及

        (II) 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長獨有酌情要求的其他構築物（以下統稱「**保留區域的構築物**」），

使建築物可興建於保留區域及讓車輛和行人往來保留區域；

(ii) 於2020年12月31日或之前或署長批准的其他延長期限，自費在保留區域進行環境美化、鋪路面、鋪路緣及開水道，並提供署長可能要求的集水溝、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及路面標記，以達至署長滿意程度；及

(iii) 自費保養保留區域連同保留區域的構築物，以及在該等地方建造、安裝及提供的所有環境美化裝飾、構築物、路面、集水渠、污水渠、排水渠、消防龍頭、服務設施、街燈、交通標誌、街道設施、路面標記及機械，以達至署長滿意程度，直至按照批地文件特別條款第(5)條交還整個保留區域的管有權為止。

20. 批地文件特別條款第(4)(b)條規定，倘若承授人未能履行其在特別條款第(4)條(a)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

21. 批地文件特別條款第(4)(c)條規定，政府毋須因承授人履行特別條款第(4)條(a)款的義務或政府行使特別條款第(4)條(b)款的權利或其他原因所引起或附帶引起而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。

22. 批地文件特別條款第(5)條規定，保留區域須於政府隨時要求時交還給政府，而在任何情況下，保留區域須於署長發信表示批地文件的條件已在其滿意下獲得遵守的日期當作已交還給政府。承授人須於交還整個保留區域的管有權之前任何時候，准許所有政府及公共車輛及行人免費前往及經過保留區域，並確保該通行權不會受到按照批地文件特別條款第(4)條或其他規定進行的工程干擾或阻礙。

23. 批地文件特別條款第(6)條規定，未經署長事先書面同意，承授人不得將保留區域或其任何部分用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(4)條指明的工程以外的任何其他用途。

24. 批地文件特別條款第(7)條規定：

(a) 承授人須於交還整個保留區域的管有權之前所有合理時候：

(i) 准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士有權出入、來回及通過該地段及保留區域，以便視察、檢查及監督遵照批地文件特別條款第(4)(a)條規定進行的任何工程，以及進行、視察、檢查及監督批地文件特別條款第(4)(b)條規定的工程及任何其他署長認為於保留區域必要的工程；

(ii) 在政府或獲其授權的相關公用事業公司要求時，准許其有權出入、來回及通過該地段及保留區域，以便在保留區域或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗鄰或相鄰土地或場所提供電話、電力、煤氣（如有）及其他服務設施所需的其他導電媒介及附帶設備。承授人須就以上在保留區域內進行的任何所述工程的所有相關事宜，與政府及獲其授權的相關公用事業公司充分合作；及

(iii) 在水務監督及排水事務監督的人員或獲其授權的人士要求時，准許他們有權出入、來回及通過該地段及保留區域，以便進行任何有關保留區域內任何其他水務設施或排水渠裝置的運作、保養、維修、更換及改動工程。

(b) 政府、署長、其人員、承辦商、代理及任何根據特別條款第(7)條(a)款獲妥為授權的人士或公用事業公司，毋須因政府、署長、其人員、承辦商、代理及任何根據特別條款第(7)條(a)款獲妥為授權的人士或公用事業公司行使權利所引起或附帶引起而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。

綠色區域及綠色區域構築物

25. 批地文件特別條款第(8)(a)條規定承授人須：

(i) 於2020年12月31日或之前或署長批准的其他延長期限，自費按署長批准的方式、材料、標準、水平、定線及設計，並在各方面達致署長滿意程度下：

(I) 在附錄於批地文件的圖則上以綠色顯示的部分（統稱「**綠色區域**」）鋪設及構建未來公眾道路；及

(II) 提供及建造橋樑、隧道、上跨路、下通道、暗渠、高架道路、天橋、行人路、道路或署長獨有酌情要求的其他構築物（統稱「**綠色區域構築物**」），

使建築物可興建於綠色區域及讓車輛和行人往來綠色區域；

(ii) 於2020年12月31日或之前或署長批准的其他延長期限，自費在綠色區域鋪路面、鋪路緣及開水道，並提供署長規定的溝渠、污水渠、排水渠、消防龍頭連同接駁至總水管的喉管、街燈、交通標誌、街道設施及路面標記，以達至署長滿意程度；及

(iii) 自費保養綠色區域連同綠色區域構築物以及在該區域建造、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、路面標記及機械，以達至署長滿意程度，直至按照批地文件特別條款第(9)條交還整個綠色區域的管有權為止。

26. 批地文件特別條款第(8)(b)條規定，倘若承授人未能履行其在特別條款第(8)條(a)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

27. 批地文件特別條款第(8)(c)條規定，政府毋須因承授人履行特別條款第(8)條(a)款的義務或政府行使特別條款第(8)條(b)款的權利或其他原因所引起或附帶引起而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。

28. 批地文件特別條款第(9)條規定，綠色區域須於政府隨時要求時交還給政府，而在任何情況下，綠色區域須於署長發信表示批地文件的條件已在其滿意下獲得遵守的日期當作已交還給政府。承授人須於交還整個綠色區域的管有權之前任何時候，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，並確保該通行權不會受到按照批地文件特別條款第(8)條或其他規定進行的工程干擾或阻礙。

29. 批地文件特別條款第(10)條規定，未經署長事先書面同意，承授人不得將綠色區域或其任何部分用作儲物或興建任何臨時構築物，或用作進行批地文件特別條款第(8)條指明的工程以外的任何其他用途。

30. 批地文件特別條款第(11)條規定：

(a) 承授人須於交還整個綠色區域的管有權之前所有合理時候：

(i) 准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士有權出入、來回及通過該地段及綠色區域，以便視察、檢查及監督遵照批地文件特別條款第(8)(a)條規定進行的任何工程，以及進行、視察、檢查及監督批地文件特別條款第(8)(b)條規定的工程及任何其他署長認為於綠色區域必要的工程；

(ii) 在政府或獲其授權的相關公用事業公司要求時，准許其有權出入、來回及通過該地段及綠色區域，以便在綠色區域或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或毗鄰土地或場所提供電話、電力、煤氣（如有）及其他服務設施所需的其他導電媒介及附帶設備。承授人須就以上在綠色區域內進行的任何所述工程的所有相關事宜，與政府及獲其授權的相關公用事業公司充分合作；及

(iii) 在水務監督及排水事務監督的人員或獲其授權的人士要求時，准許他們有權出入、來回及通過該地段及綠色區域，以便進行任何有關綠色區域內任何其他水務設施或排水渠裝置的運作、保養、維修、更換及改動工程。

(b) 政府、署長、其人員、承辦商、代理及任何根據特別條款第(11)條(a)款獲妥為授權的人士或公用事業公司，毋須因政府、署長、其人員、承辦商、代理及任何根據特別條款第(11)條(a)款獲妥為授權的人士或公用事業公司行使權利所引起或附帶引起而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。

黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域

31. 批地文件特別條款第(2)條規定，承授人確認該地段及附錄於批地文件的圖則上以黃色、黃色加黑點及黃色加黑色交叉斜線的區域（分別稱為「**黃色區域**」、「**黃色加黑點區域**」及「**黃色加黑色交叉斜線區域**」）現時存在若干地基、建築物及構築物。在不抵觸批地文件特別條款第(12)及(41)條的規定下，承授人承諾自費並在各方面令署長滿意程度下，從該地段、黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域拆卸及清除所述的地基、建築物和構築物。

32. 批地文件特別條款第(13)(a)條規定，承授人須自費以良好的工藝並按照經特別條款第(13)條(b)款批准的圖則，在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內興建、建造、提供一條散步長廊並對其進行環境美化，以達至署長在各方面滿意程度。該散步長廊須於2012年8月7日起54個月內或署長批准的其他延長期限建成及適宜佔用和運作。

33. 批地文件特別條款第(13)(b)條規定：

(i) 承授人須自費向署長提交或促使他人提交黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的圖則，以取得其書面批准，該等圖則須包括有關黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的水平、位置及設計詳情，以及署長規定的其他詳情。

(ii) 除非署長事先書面批准或規定，否則不得修訂、更改、改變、變更或替代根據特別條款第(13)條(b)(i)款批准的黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的圖則。

(iii) 根據特別條款第(13)條(b)(i)款批准的黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的圖則，須當作收納署長其後批准或規定的任何修訂、更改、改變、變更或替代。

(iv) 除非及直至署長已書面批准特別條款第(13)條(b)(i)款所指的圖則，否則不得在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內展開任何建築工程（包括拆卸工程）。

(v) 就批地文件而言，「建築工程」須如《建築物條例》、據此訂立的任何規例及任何修訂法例對該詞之定義。

34. 批地文件特別條款第(13)(c)條規定：

(i) 承授人不得拆卸或損壞黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內的海堤，但可用新的海堤作替代，而特別條款第(13)條(b)(i)款所指的圖則須包括任何新海堤的詳情。

(ii) 除特別條款第(13)條(c)(i)款另有規定外，不得在黃色區域、黃色加黑點區域或黃色加黑色交叉斜線區域內進行任何會對海堤及（視情況而定）新海堤或其任何部分造成不利影響的工程，而署長就任何工程是否會對海堤及（視情況而定）新海堤造成不利影響所作決定為最終決定及對承授人具有約束力。

(iii) 海堤及（視情況而定）新海堤蓋頂線對開及後方10米範圍內的最大附加荷載不得超過每平方米10千牛頓。

(iv) 海堤及（視情況而定）新海堤的蓋頂線15米範圍內不得進行任何形式的撞擊式打樁工程。

35. 批地文件特別條款第(13)(d)條規定，在按照特別條款第(13)條(a)款完成有關工程後，承授人須自費維護、管理、保養及維修黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分，以達至署長在各方面滿意程度，直至按照批地文件特別條款第(13)條(g)款的規定將整個黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域交還給政府管有為止。

36. 批地文件特別條款第(13)(e)條規定：

(i) 倘若承授人未能履行其在特別條款第(13)條(a)及(d)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

(ii) 即使批地文件特別條款第(72)(a)條有任何規定，倘若承授人未能履行其在特別條款第(13)條(l)、(m)及(n)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，連同一筆相等於該費用20%的金額作為行政費。

37. 批地文件特別條款第(13)(f)條規定，政府毋須因承授人履行特別條款第(13)條(a)、(d)、(l)、(m)及(n)款的義務或政府行使特別條款第(13)條(e)款的權利或其他原因所引起或附帶引起而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。

38. 批地文件特別條款第 (13)(g) 條規定：

(i) 僅為了進行特別條款第(13)條(a)及(d)款指明的必要工程，承授人須於：

(I) 批地文件的日期獲授予黃色區域及黃色加黑點區域的管有權；及

(II) 署長發出的信件上指明的日期（該日期在任何情況下不得遲於批地文件的日期起30個月）獲授予黃色加黑色交叉斜線區域的管有權。

(ii) 政府毋須對承授人因延遲管有黃色加黑色交叉斜線區域而引致或蒙受的任何損害或損失承擔責任，且承授人不得就任何該等損害或損失向政府索取任何賠償。

(iii) 承授人須按照其獲授予黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域管有權各自的日期存在的狀況及構築物和地基（如有），接受黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域，並且特此同意不會就此向政府索取任何賠償。

(iv) 承授人須在署長隨時要求時，將黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域交還給政府，而在任何情況下，黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域須於署長發信表示批地文件的條件已在其滿意下獲得遵守的日期當作已交還給政府。

39. 批地文件特別條款第(13)(h)條規定：

(i) 在交還整個黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的管有權之前，以及為了提供通道往返位於黃色區域及黃色加黑點區域毗連的碼頭（目前稱為北角碼頭，並且包括任何新或替代的碼頭）（統稱「**該等碼頭**」），承授人須於所有時候在毋須支付費用及收費及不受任何阻礙的情況下准許：

(I) 所有政府及行人徒步或乘坐輪椅通過及經過黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域；及

(II) 所有政府及任何公共車輛通過及經過黃色區域及黃色加黑點區域，直至黃色區域及黃色加黑點區域內的現有輔助道路（「**黃色區域及黃色加黑點區域的現有輔助道路**」）按照批地文件特別條款第(42)條所述的批准道路封閉計劃封閉為止，

而且承授人須自費確保該等通道不會受到按照特別條款第(13)條(a)或(d)款或任何其他規定進行的工程干擾或阻礙。

(ii) (I) 在不影響特別條款第(13)條(h)(i)款的規定下，承授人須於交還整個黃色區域及黃色加黑點區域的管有權之前，自費並在各方面令消防處處長滿意下：

(A) 提供適當的通道讓滅火器械及消防員透過該地段、黃色區域及黃色加黑點區域進入該等碼頭；

(B) 准許消防員及滅火器械自由及暢通無阻地隨時使用該通道；及

(C) 保養該通道及確保該通道不受阻礙。

(I) 承授人須於批地文件約定的批租年期內，自費並在各方面令消防處處長滿意下：

(A) 提供適當的通道讓滅火器械及消防員透過該地段進入該等碼頭；

(B) 准許消防員及滅火器械自由及暢通無阻地隨時使用該通道；及

(C) 保養該通道及確保該通道不受阻礙。

(iii) 承授人須於所有合理時間內，在有或無通知下准許消防處處長、其人員、工人或代理進入該地段或其任何部分，或在該地段、黃色區域及黃色加黑點區域上興建或設置或將興建或設置的任何建築物或構築物或其任何部分，以便進行視察藉以確保批地文件特別條款第(13)條(h)(ii)款所述的規定已獲遵從。

40. 批地文件特別條款第(13)(i)條規定，未經署長事先書面同意，承授人不得將黃色區域、黃色加黑點區域或黃色加黑色交叉斜線區域或其任何部分用作儲物或興建任何臨時構築物，或用作進行特別條款第(13)條(a)及(d)款指明的工程、用作特別條款第(13)條(h)款指明的用途、現有公廁、現有巴士站長辦事處及現有職工飯堂以外的任何其他用途。

41. 批地文件特別條款第(13)(j)條規定：

(i) 承授人須於交還整個黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的管有權之前所有合理時候：

(I) 准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士有權出入、來回及通過該地段、黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域，以便視察、檢查及監督遵照批地文件特別條款第(13)條(a)、(d)、(l)、(m)及(n)款規定進行的任何工程，以及進行、視察、檢查及監督特別條款第(13)條(e)款規定的工程及任何其他署長認為於黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域必要的工程；

(II) 在政府或獲其授權的相關公用事業公司要求時，准許其有權出入、來回及通過該地段、黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域，以便在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域或任何毗連土地之內、之上或之下進行任何工程，包括但不限於鋪設及其後保養所有喉管、電線、管道、電纜槽及擬為該地段或任何毗連或毗鄰土地或場所提供電話、電力、煤氣（如有）及其他設施所需的其他導電媒介及附帶設備。承授人須就以上在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內進行的任何所述工程的所有相關事宜，與政府及獲其授權的相關公用事業公司充分合作；及

(III) 在水務監督及排水事務監督的人員或獲其授權的人士要求時，准許他們有權出入、來回及通過該地段、黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域，以便進行任何有關黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內任何其他水務設施或排水渠裝置的運作、保養、維修、更換及改動工程。

(ii) 政府、署長、其人員、承辦商、代理及根據本特別條款第(13)條(j)(i)款獲妥為授權的任何人士或公用事業公司毋須因政府、署長、其人員、承辦商、代理及根據本特別條款第(13)條(j)(i)款獲妥為授權的任何人士或公用事業公司行使權利所引起或附帶引起而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。

42. 批地文件特別條款第(13)(k)條規定，倘若黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程（不論是否關乎工藝、物料、設計或其他原因），以及可能影響黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內任何樹木或灌木生長的所有樹木健康問題、欠妥之處、失調、因素或成因（以下簡稱「**樹木健康問題**」），是在：

(i) 承授人交還黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域任何部分的管有權各自的日期存在的；及

(ii) 承授人交還黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域任何部分的管有權各自的日期後12個月內（以下統稱「**黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的保養責任及植物扎根期**」）出現或明顯可見的，

承授人須就由此引起或與此相關的所有索償、費用、要求、收費、損害、訴訟及法律程序（不論性質為何）向政府作出彌償並確保其免責。

43. 批地文件特別條款第(13)(l)條規定，在署長要求時，承授人須自費在署長規定的時間內按其規定的標準及形式，於黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分進行所有保養、維修、整改、重建與補救工程及任何其他必要工程，以補救及糾正黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的保養責任及植物扎根期內出現或明顯可見的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。除前述的規定外，承授人須自費在署長規定的時間內按其規定的標準及形式，修復及糾正黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分在承授人交還該等區域的管有權各自的日期可能存在的任何欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程。

44. 批地文件特別條款第(13)(m)條規定，倘若因承授人在交還黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域任何部分的管有權給政府各自的日期可能存在的任何樹木健康問題，以致黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域內的任何樹木或植物，未能在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的保養責任及植物扎根期內生長或發育至署長滿意程度及狀況，則在署長要求時，承授人須自費在署長規定的時間內按其規定的標準及形式，進行補種、園景美化工程、樹木維護保養措施或任何其他措施以達至署長在各方面滿意程度。

45. 批地文件特別條款第(13)(n)條規定，署長在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的保養責任及植物扎根期屆滿前，將會安排檢查黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分，以識別任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程，以及任何樹木健康問題。署長保留權利在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域的保養責任及植物扎根期屆滿後14天內向承授人送達一或多份欠妥之處列表，列明在黃色區域、黃色加黑點區域及黃色加黑色交叉斜線區域及其各個組成或相關部分內任何明顯的欠妥之處、失修、瑕疵、故障、失靈或任何其他尚未完成的工程，以及任何樹木健康問題。承授人須自費安排在署長規定的時間內按其規定的標準及形式，進行及採取所有必要的工程和措施加以補救和糾正。

46. 批地文件特別條款第(13)(o)條規定，承授人須按署長絕對酌情的決定，促使其母公司或其他聯屬公司出一份保證書；據此，該公司無條件及不可撤回地：

(i) 保證承授人履行其在特別條款第(13)條的義務；及

(ii) 就承授人因違反或未能履行其在特別條款第(13)條的任何義務而導致或引起的所有損失、損害、費用、收費、開支及責任，向政府作出彌償並確保其免責。

保證書須受香港法律管轄，並採用署長批准的格式於批地文件的日期起90天內呈交署長。如果承授人的母公司或其他聯屬公司是在香港以外地方註冊成立，承授人須在署長要求時，促使向署長提交一份由一家根據《銀行條例》第16條、據此訂立的任何規例及任何修訂法例獲發牌的銀行簽發的履約保證書或保證書（其格式須在各方面獲署長接納）。該保證書或保證書的金額須為2,022,000.00港元，用於擔保承授人向政府支付已根據特別條款第 (13) 條 (e) 款發出繳款要求但尚未清繳的任何款項。

47. 批地文件特別條款第(13)(p)條規定，即使特別條款第(13)條(a)款有任何規定，承授人在得到署長事先書面同意時，可自費並在各方面達至署長滿意程度下，在黃色加黑點區域及黃色加黑色交叉斜線區域內一或多個位置（如按照特別條款第(13)條(b)(i)款提交的圖則所顯示），建造一條連接該地段已建或擬建的一或多座建築物的緊急車輛通道，以供消防設備和消防人員通過。

48. 批地文件特別條款第(13)(q)條規定，僅就特別條款第(13)條而言，「承授人」一詞不包括其受讓人。

非建築用地一、園景美化行人道及公眾休憩用地

49. 批地文件特別條款第(14)(a)條規定，除在得到署長事先書面同意的情況外，不得在附錄於批地文件的圖則上以粉紅色加黑色斜線及粉紅色加黑色斜線和綠點顯示的各個區域（統稱「**非建築用地一**」）內興建或建設任何建築物或構築物或任何建築物或構築物的支撐物。

50. 批地文件特別條款第(14)(b)條規定，即使批地文件特別條款第(14)條(a)款有任何規定，在不抵觸批地文件特別條款第(17)及(18)條的規定下，可在附錄於批地文件的圖則上以粉紅色加黑色斜線顯示的區域內興建或建設下列各項：

(i) 批地文件特別條款第(19)條所述的園景美化行人道；

(ii) 批地文件特別條款第(20)條所述的公眾休憩用地；及

(iii) 只用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫。

就特別條款第(14)條而言，署長就何謂一或多層地庫所作出的決定為最終決定及對承授人具有約束力。

51. 批地文件特別條款第(19)(a)(i)條規定，承授人須於2020年12月31日或之前或署長批准的其他延長期限，自費並在各方面達至署長滿意程度下，按照經特別條款第(19)條(a)(ii)款批准的圖則在非建築用地一的地面建造一條闊度不少於10米的園景美化行人道，以連接黃色區域及渣華道（「**園景美化行人道**」）。

52. 批地文件特別條款第(19)(b)條規定，承授人須自費維護、保養、維修及管理園景美化行人道及其各個組成或相關部分，以達至署長在各方面滿意程度，直至按照批地文件特別條款第(19)條(e)款的規定將園景美化行人道交還給政府為止。

53. 批地文件特別條款第(19)(c)條規定：

(i) 倘若承授人未能履行其在特別條款第(19)條(a)及(b)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

(ii) 即使批地文件特別條款第(72)(a)條有任何規定，倘若承授人未能履行其在特別條款第(19)條(h)、(i)及(j)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，連同一筆相等於該費用20%的金額作為行政費。

54. 批地文件特別條款第(19)(d)條規定，政府、署長或獲其授權的人員毋須因承授人履行特別條款第(19)條(a)、(b)、(h)、(i)及(j)款的義務或政府行使特別條款第(19)條(c)款的權利或其他原因所引起或附帶引起而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、署長或獲其授權的人員提出索償。

55. 批地文件特別條款第(19)(e)條規定：

(i) 當署長在批地文件約定的批租期內任何時候要求時，承授人須自費並在各方面達至署長滿意程度下，將不受產權負擔影響的園景美化行人道的空置管有權交還及交回給政府，而政府毋須向承授人作出任何代價、付款或補償。為了根據本(e)(i)款交還園景美化行人道，承授人須自費簽署一份土地交還契據及任何其他文件，其格式及所載條文須由署長批准或要求，並包含署長要求的條款及條件。承授人無權就交還園景美化行人道而直接或間接引起或有關的任何損失、損害或補償向政府索償。

(ii) 在按照批地文件特別條款第(19)條(e)(i)款的規定將園景美化行人道交還給政府之前，承授人不得將該地段或其任何部分或承授人對其所佔權益或在其上興建的任何建築物或其任何部分轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置或作產權負擔，或訂立任何有關的協議，除非及直至承授人自費以一份分割契據將園景美化行人道從該地段分割出來，而該等分割契據的格式及所載條文須由署長批准或要求，並包含署長要求的條款及條件，而且承授人須自費在土地註冊處以備忘錄形式將所有該等分割契據註冊以達至署長在各方面滿意程度，但本(e)(ii)款不適用於批地文件特別條款第(48)(d)條規定的建築按揭。

56. 批地文件特別條款第(19)(f)條規定，在按照特別條款第(19)條(e)款將園景美化行人道交還給政府之前，承授人須於所有合理時候准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士有權出入、來回及通過該地段，以便視察、檢查及監督遵照特別條款第(19)條(a)、(b)、(h)、(i)及(j)款規定進行的任何工程，以及進行、視察、檢查及監督特別條款第(19)條(c)款規定的工程及任何其他署長認為必要的工程。政府、署長、其人員、承辦商、代理及獲署長授權的任何人士，毋須因政府、署長、其人員、承辦商、代理及任何根據本(f)款獲妥為授權的人士行使權利所引起或附帶引起而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。

57. 批地文件特別條款第(20)(a)(i)條規定，承授人須自費按照經特別條款第(20)條(b)(i)款批准的圖則，在該地段的地面興建、建造及提供一或多個總面積不少於6,800平方米的公眾休憩用地以達至署長在各方面滿意程度，而每個公眾休憩用地須連接至園景美化行人道或黃色區域。該等公眾休憩用地須於2020年12月31日或之前或署長批准的其他延長期限建成及適宜佔用和運作（「**公眾休憩用地**」）。公眾休憩用地的位置須符合署長的要求，並且須按署長要求的方式、材料、設備及設施構建、服務、進行環境美化、種植植物、處理及提供，以達至署長在各方面滿意程度。

58. 批地文件特別條款第(20)(c)條規定，承授人須自費維護、保養、維修及管理公眾休憩用地及其各個組成或相關部分，以達至署長在各方面滿意程度，直至按照特別條款第(20)條(f)款的規定將公眾休憩用地交還給政府為止。

59. 批地文件特別條款第(20)(d)條規定：

(i) 倘若承授人未能履行其在特別條款第(20)條(a)或(c)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

(ii) 即使批地文件特別條款第(72)(a)條有任何規定，倘若承授人未能履行其在特別條款第(20)條(i)、(j)及(k)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，連同一筆相等於該費用20%的金額作為行政費。

60. 批地文件特別條款第(20)(e)條規定，政府、署長或獲其授權的人員毋須因承授人履行特別條款第(20)條(a)、(c)、(i)、(j)及(k)款的義務或政府行使特別條款第(20)條(d)款的權利或其他原因所引起或附帶引起而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、署長或獲其授權的人員提出索償。

61. 批地文件特別條款第(20)(f)條規定：

(i) 當署長在批地文件約定的批租期內任何時候要求時，承授人須自費並在各方面達至署長滿意程度下，將不受產權負擔影響的公眾休憩用地的空置管有權交還及交回給政府，而政府毋須向承授人作出任何代價、付款或補償。為了根據本(f)(i)款交還公眾休憩用地，承授人須自費簽署一份土地交還契據及任何其他文件，其格式及所載條文須由署長批准或要求，並包含署長要求的條款及條件。承授人無權就交還公眾休憩用地而直接或間接引起或有關的任何損失、損害或補償向政府索償。

(ii) 在按照批地文件特別條款第(20)條(f)(i)款的規定將公眾休憩用地交還給政府之前，承授人不得將該地段或其任何部分或承授人對其所佔權益或在其上興建的任何建築物或其任何部分轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置或作產權負擔，或訂立任何有關的協議，除非及直至承授人自費以一份分割契據，將公眾休憩用地從該地段分割出來，而該等分割契據的格式及所載條文須由署長批准或要求，並包含署長要求的條款及條件，而且承授人須自費在土地註冊處以備忘錄形式將所有該等分割契據註冊以達至署長在各方面滿意程度，但本(f)(ii)款不適用於批地文件特別條款第(48)(d)條規定的建築按揭。

62. 批地文件特別條款第(20)(g)條規定，在按照特別條款第(20)條(f)款將公眾休憩用地交還給政府之前，承授人須於所有合理時候准許政府、署長、其人員、承辦商、代理及獲署長授權的任何人士有權出入、來回及通過該地段，以便視察、檢查及監督遵照特別條款第(20)條(a)、(c)、(i)、(j)及(k)款規定進行的任何工程，以及進行、視察、檢查及監督特別條款第(20)條(d)款規定的工程及任何其他署長認為必要的工程。政府、署長、其人員、承辦商、代理及獲署長授權的任何人士，毋須因政府、署長、其人員、承辦商、代理及任何根據本(g)款獲妥為授權的人士行使權利所引起或附帶引起而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。

非建築用地二

63. 批地文件特別條款第(15)條規定，除在得到署長事先書面同意的情況外，不得在附錄於批地文件的圖則上以藍色邊顯示的區域（「**非建築用地二**」）內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物，但只用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫除外。就特別條款第(15)條而言，署長就何謂一或多層地庫所作出的決定為最終決定及對承授人具有約束力。

64. 批地文件特別條款第(16)(a)條規定，承授人須於批地文件約定的批租期內所有時候，准許所有公眾人士為了所有合法目的而在毋須支付費用及收費及不受任何阻礙的情況下，徒步或乘坐輪椅往復經過、途經、通過及越過非建築用地二。

65. 批地文件特別條款第(16)(b)條規定，現明確協議、聲明及規定，即使承授人被施加特別條款第(16)條(a)款所載的義務，也不表示承授人有意或政府同意把非建築用地二的通行權撥供公眾行使。

66. 批地文件特別條款第(16)(c)條規定，現明確協議及聲明，即使承授人被施加特別條款第(16)條(a)款所載的義務，也不會引起其期望獲得或提出有關額外上蓋面積或地積比率任何寬免或權利的要求（不論是根據《建築物（規劃）規例》第22(1)條、其任何修訂或取代條文或其他條文）。為免生疑問，承授人明確放棄根據《建築物（規劃）規例》第22(1)條、其任何修訂或取代條文，提出有關額外上蓋面積或地積比率任何寬免或權利的任何及所有要求。

政府設施物業及該等物件

67. 批地文件特別條款第(28)(a)條規定，承授人須自費以良好的工藝並按照附錄於批地文件的工程規格附表及根據批地文件特別條款第(29)(a)條批准的圖則，在該地段內興建、建造及提供以下的設施物業，以達至署長在各方面滿意程度：

(i) 一個位於地面的公共運輸交匯處（「**公共運輸交匯處**」），該公共運輸交匯處須於2012年8月7日起30個月內或署長批准的其他延長期限建成及適宜佔用和運作；

(ii) 一個在公共運輸交匯處內已建或擬建的公廁（「**公廁**」），該公廁須於2012年8月7日起30個月內或署長批准的其他延長期限建成及適宜佔用和運作；

(iii) 一個綜合家庭服務中心（「**綜合家庭服務中心**」），該綜合家庭服務中心須於2020年12月31日或之前或署長批准的其他日期建成及適宜佔用；

(iv) (I) 一個特殊幼兒中心連早期教育及訓練中心；及

(II) 一個用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該特殊幼兒中心連早期教育及訓練中心的佔用人及其真正賓客、訪客或獲邀人士的小型巴士車位；

（統稱「**特殊幼兒中心連早期教育及訓練中心**」），以上各項須於2020年12月31日或之前或署長批准的其他日期建成及適宜佔用。

(v) (I) 一個傷殘人士區域支援中心；及

(II) 一個用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該傷殘人士區域支援中心的佔用人及其真正賓客、訪客或獲邀人士的小型巴士車位；

（統稱「**區域支援中心**」），上述各項須於2020年12月31日或之前或署長批准的其他日期建成及適宜佔用。

(vi) (I) 一個長者日間護理中心；及

(II) 兩個用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該長者日間護理中心的佔用人及其真正賓客、訪客或獲邀人士的小型巴士車位；

（統稱「**長者日間護理中心**」），上述各項須於2020年12月31日或之前或署長批准的其他日期建成及適宜佔用。

(vii) 一個社區會堂及以下各個車位：

(I) 四個用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該社區會堂的佔用人及其真正賓客、訪客或獲邀人士之車輛的車位；

(II) 一個用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該社區會堂的佔用人及其真正賓客、訪客或獲邀人士之傷殘人士車輛的車位；

(III) 一個用作該社區會堂相關的輕型貨車上落貨的車位；

(IV) 兩個用作該社區會堂相關的重型貨車上落貨的車位；及

(V) 一個供救護車使用的車位；

（統稱「**社區會堂**」），上述各項須於2012年8月7日起54個月內或署長批准的其他延長期限建成及適宜佔用。

（該等設施物業統稱「**政府設施物業**」）。

68. 批地文件特別條款第(35)(a)條規定，當署長要求時，承授人須自費將特別條款第(35)條(b)款中指明及不受產權負擔影響的不分割份數的空置管有權連同對政府設施物業或其任何部分的專有使用、佔用及享用權轉讓給財政司司長法團（「**財政司司長法團**」）。在署長書面規定的期限內，承授人須完成已按批地文件特別條款第(34)條獲發竣工證明書的政府設施物業或其任何部分的轉讓。

69. 批地文件特別條款第(37)(a)條規定，署長有權在政府設施物業轉讓前的任何時候，要求交出已按批地文件特別條款第(34)條獲發竣工證明書的政府設施物業或署長所要求部分的空置管有權。承授人須應要求按署長認為適當的條款及條件，將政府設施物業或署長所要求的部分交付給政府供其專有地使用、佔用及運作。

70. 批地文件特別條款第(38)(a)條規定，在不影響批地文件特別條款第(39)條的規定下，承授人須在所有時候自費保養政府設施物業及其屋宇裝備裝置，使其保持良好狀況，以達至署長在各方面滿意程度，直至批地文件特別條款第(39)(a)條所述的政府設施物業保養責任期屆滿為止。

71. 批地文件特別條款第(40)條規定：

(a) 承授人須於批地文件約定的批租年期內，自費（但財政司司長法團可按批地文件特別條款第(50)(a)(ii)(I)條分擔任何款項）保養以下各項物件（下稱「**該等物件**」）以達至署長在各方面滿意程度：

(i) 政府設施物業的外部裝修物料及在政府設施物業、其中、周圍、其內、其上及其下的所有牆壁、支柱、樑、天花、天台板、行車道或地台板及任何其他結構項件；

(ii) 所有服務政府設施物業及該地段發展項目其餘部分的升降機、扶手電梯及樓梯；

(iii) 所有構成服務政府設施物業及該地段發展項目其餘部分的系統之一部分的屋宇裝備裝置、機器及設備（包括但不限於可攜或不可攜式消防裝置及設備）；

(iv) 政府設施物業下的所有結構板連同其內及其下的排水系統；及

(v) 所有其他服務政府設施物業及該地段發展項目其餘部分的公用部分和設施。

(b) 如果承授人因未能對該等物件進行保養而引起或導致所有法律責任、損害賠償、開支、索償、費用、要求、收費、訴訟及法律程序（不論性質為何），承授人須向政府及財政司司長法團作出彌償並確保他們免責。

連接點

72. 批地文件特別條款第(22)(a)條規定，承授人須於2020年12月31日或之前或署長批准的其他延長期限，自費按署長要求或批准的材料、標準、水平、定線、規劃及設計，並在各方面達至署長滿意程度下：

(i) 在附錄於批地文件的圖則上顯示及標明的R及S點之間提供及建造支撐物及連接物，用以接收、連接及支撐一條擬建的地下通道。該擬建的地下通道在落成後將大約位於附錄於批地文件的圖則上以一對藍色虛線顯示及標明的位置，並且標明為「擬建地下通道」（「**擬建地下通道**」）；及

(ii) 提供及建造一條行人通道以連接擬建地下通道及園景美化行人道（該等支撐物及連接物及行人通道統稱「**連接點**」），以便擬建地下通道落成後可連接至該地段或該地段上興建的任何一或多座建築物，以及讓行人從連接點往返園景美化行人道及北角港鐵站。

73. 批地文件特別條款第(22)(c)條規定，連接點建成後，承授人須於批地文件約定的批租年期內自費維護、保養、維修及管理連接點，使其保持修葺良好堅固和狀況良好，以達至署長在各方面滿意程度。

74. 批地文件特別條款第(22)(d)條規定，在批地文件約定的批租年期內的所有時候，承授人須於擬建地下通道存在期間，准許所有公眾人士在任何時候為了所有合法目的而在毋須繳付任何性質的費用下，自由地徒步或乘坐輪椅往復經過、途經、越過、通過及上落連接點，並且為該目的往復出入、前往及通過該地段或該地段上已建或擬建的任何一或多座建築物。

75. 批地文件特別條款第(22)(f)條規定，倘若承授人未能履行其在特別條款第(22)條(a)、(c)或(g)款的義務，政府可進行必要的工程，費用一概由承授人負責，承授人須應要求向政府支付相等於該等費用的金額，該金額由署長決定，其決定為最終決定及對承授人具有約束力。

76. 批地文件特別條款第(22)(k)條規定，政府及獲其授權的任何其他一或多名人士（「**該等人士**」），可毋須繳付一切費用及收費而獲保留支撐的權利及連接點接駁至擬建地下通道的權利。

77. 批地文件特別條款第(22)(l)條規定，政府、該等人士、其人員、代理、獲許可人、承辦商、工人及獲妥為授權的其他人士在批地文件約定的批租年期內的所有合理時間，有權攜同或不攜同工具、設備或機械自由出入、來回及通過該地段或在該地段上已建或擬建的任何一或多座建築物，以便：

(i) 對擬建地下通道進行視察、測量、建造、連接、保養、維修、改動、拆卸及更換工程；

(ii) 視察、檢查及監督將遵照特別條款第(22)條(a)、(c)及(g)款規定進行的工程，以及進行、視察、檢查及監督特別條款第(22)條(f)款規定的工程；及

(iii) 政府就擬建地下通道或其他方面認為必須進行的任何其他工程。

78. 批地文件特別條款第(22)(m)條規定，政府及該等人士毋須因政府、該等人士、其人員、代理、獲許可人、承辦商、工人及其他獲妥為授權的人士行使特別條款第(22)條(f)及(l)款賦予的權利所引起或附帶引起而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、滋擾或干擾向政府或該等人士提出索償。

公眾旅遊車停車場

79. 批地文件特別條款第(60)(a)條規定，承授人須於2020年12月31日或之前，自費並在各方面達至署長滿意程度下，按照經特別條款第(60)條(b)款批准的佈局圖在該地段的地面之下興建、建造及提供一個設有不少於30個車位的公眾旅遊車停車場用以停泊旅遊車（「**公眾旅遊車停車場**」）。

80. 批地文件特別條款第(60)(b)條規定，承授人須於2012年8月7日起24個月內或署長批准的其他延長期限，向署長提交或促使他人提交一份公眾旅遊車停車場的佈局圖，以取得其書面批准。該佈局圖須顯示車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方及署長可能要求的任何其他地方或空間。該等車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方及公眾旅遊車停車場的任何其他地方或空間，須按署長根據本(b)款批准的圖則提供及佈局，並在各方面達至署長滿意程度。承授人須按照該批准的圖則對該等車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方及公眾旅遊車停車場的任何其他地方或空間進行保養，若未經署長事先書面同意，不得更改其佈局。

81. 批地文件特別條款第(60)(g)條規定，須於所有時候向所有公眾人士提供公眾旅遊車停車場內所有車位用作短期停泊旅遊車，不論按小時、按日或按月或按運輸署署長書面批准的其他方式。

82. 批地文件特別條款第(60)(j)條規定，在批地文件約定的批租年期內，承授人不得將公眾旅遊車停車場轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置，除非整體地進行轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置，但承授人可根據特別條款第(60)條(g)及(i)款規定的條款分租公眾旅遊車停車場的車位。

83. 批地文件特別條款第(60)(k)條規定，在批地文件約定的批租年期內，承授人須在各方面按照香港目前或任何時候生效的所有與公共車輛停泊有關的條例、附例及規例，自費維護、保養、維修、運作、經營及管理公眾旅遊車停車場及其各個組成或相關部分，以達至運輸署署長滿意程度。

公眾上落貨停車場

84. 批地文件特別條款第(61)(a)條規定，承授人須於2020年12月31日或之前，自費按照經特別條款第(61)條(b)款批准的佈局圖興建、建造及提供一個公眾上落貨停車場，當中包括：

(i) 四個在該地段地面以下供所有類型車輛上落客貨的車位；

(ii) 一條透過該地段或該地段上已建或擬建的任何一或多座建築物的有關部分連接至特別條款第(61)條(a)(i)款所述的四個車位及黃色區域的通道，藉以將該四個車位用作運送貨物

（「**公眾上落貨停車場**」）。

85. 批地文件特別條款第(61)(b)條規定，承授人須於2012年8月7日起24個月內或署長批准的其他延長期限，向署長提交或促使他人提交一份公眾上落貨停車場的佈局圖，以取得其書面批准。該佈局圖須顯示上落客貨車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方、特別條款第(61)條(a)(ii)款所述的通道及署長可能要求的任何其他地方或空間。該等上落客貨車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方、該通道及公眾上落貨停車場的任何其他地方或空間須按署長根據本(b)款批准的圖則提供及佈局，並在各方面達至署長滿意程度。承授人須按照該批准的圖則對該等上落客貨車位、迴旋處、泊車樓層的天花高度、出入途徑、通道地方、該通道及公眾上落貨停車場的任何其他地方或空間進行保養，若未經署長事先書面同意，不得更改其佈局。

86. 批地文件特別條款第(61)(g)條規定，在批地文件約定的批租年期內，承授人須開放公眾上落貨停車場予所有公眾人士使用，並確保公眾上落貨停車場內所有上落客貨車位可供所有公眾人士用作車輛短期上落客貨，不論按小時或按運輸署署長書面批准的其他方式而毋須支付任何費用及收費及不受任何干擾。

87. 批地文件特別條款第(61)(j)條規定，在批地文件約定的批租年期內，承授人須在各方面按香港目前或任何時候生效的所有與公眾上落貨停車場有關的條例、附例及規例，自費維護、保養、維修、運作、經營及管理公眾上落貨停車場及其各個組成或相關部分，以達至運輸署署長滿意程度。

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

88. 有關「保留區域」的特別條款第(3)(a)、(4)(a)、(4)(b)、(4)(c)、(5)及(7)條，如上文D部所規定。

89. 有關「綠色區域」及「綠色區域構築物」的特別條款第(8)(a)、(8)(b)、(8)(c)、(9)及(11)條，如上文D部所規定。

90. 有關「黃色區域」、「黃色加黑點區域」及「黃色加黑色交叉斜線區域」的特別條款第(2)、(13)(a)、(13)(d)、(13)(e)、(13)(f)、(13)(g)(iv)、(13)(h)及(13)(j)條，如上文D部所規定。

91. 有關「非建築用地一」、「園景美化行人道」及「公眾休憩用地」的特別條款第(14)(a)、(14)(b)、(19)(a)(i)、(19)(b)、(19)(c)、(19)(d)、(19)(e)、(19)(f)、(20)(a)(i)、(20)(c)、(20)(d)、(20)(e)、(20)(f)及(20)(g)條，如上文D部所規定。

92. 有關「非建築用地二」的特別條款第(15)及(16)(a)條，如上文D部所規定。

93. 有關「政府設施物業」及「該等物件」的特別條款第(28)(a)、(35)(a)、(37)(a)、(38)(a)及(40)條，如上文D部所規定。

94. 有關「連接點」的特別條款第(22)(a)、(22)(c)、(22)(d)、(22)(f)、(22)(k)、(22)(l)及(22)(m)條，如上文D部所規定。

95. 有關「公眾旅遊車停車場」的特別條款第(60)(a)、(60)(b)、(60)(g)、(60)(j)及(60)(k)條，如上文D部所規定。

96. 有關「公眾上落貨停車場」的特別條款第(61)(a)、(61)(b)、(61)(g)及(61)(j)條，如上文D部所規定。

97. 批地文件特別條款第(21)條規定：

(a) 承授人須於2020年12月31日或之前或署長批准的其他延長期限，自費在附錄於批地文件的圖則上以粉紅色加黑點顯示的範圍內提供及建造美化市容地帶（統稱「**美化市容地帶**」）。美化市容地帶須按署長要求的方式、材料、設計、標準及規格構建、進行環境美化及種植樹木與灌木，以達至署長在各方面滿意程度。

(b) 除在事先取得署長書面同意的情況外，不得在美化市容地帶的地面或地面之上興建、建造、鋪設、安裝或放置建築物或構築物或建築物或構築物的支撐物或任何裝置（包括但不限於任何排水渠、水道、水路、污水渠、明渠、管道、電纜、電線及公用事業設施）。就特別條款第(21)條而言，署長就何謂地面所作出的決定為最終決定及對承授人具有約束力。

(c) 在批地文件約定的批租年期內，承授人須自費維修、保養、維持及管理美化市容地帶及其各個組成或相關部分，使其保持安全、清潔、井然、整齊、可使用及健康狀態，以達至署長在各方面滿意程度。

98. 批地文件特別條款第(23)條規定，承授人須發展該地段及在其上興建在各方面符合批地文件和香港現時或任何時候生效的所有與建築、衛生及規劃有關的條例、附例及規例的建築物，並須於2020年12月31日或之前建成及適宜佔用。

99. 批地文件特別條款第(25)條規定，未經署長事先書面同意，不得移走或干擾在該地段或毗連地方種植的樹木。署長在給予同意時可以對移植、代償性環境美化或補種施加他認為合適的條件。

100. 批地文件特別條款第(26)條規定：

(a) 承授人須自費向署長提交一份園景美化設計總圖以取得其批准，當中須顯示將於該地段內進行園景美化工程的位置、規劃及佈局，以符合特別條款第(26)條(b)款的規定。除非園景美化設計總圖已獲署長書面批准，且已就批地文件特別條款第(25)條有關樹木保育的建議給予同意（如有必要），否則不得在該地段或其任何部分展開地盤平整工程。

(b) ……

(c) 承授人須自費按照已批准的園景美化設計總圖在該地段進行園景美化，以達至署長在各方面滿意程度。未經署長事先書面同意，不得修訂、更改、改變、變更或取代已批准的園景美化設計總圖。

(d) 承授人其後須自費保持及保養園景美化工程，使其保持安全、清潔、井然、整齊及健康狀態，以達至署長在各方面滿意程度。

(e) 除了園景美化行人道及公眾休憩用地外，按照特別條款第(26)條進行園景美化的範圍須被指定為並構成批地文件特別條款第(50)(a)(v)條所指的公用地方之一部分。

101. 批地文件特別條款第(27)(h)條規定，該地段已建或擬建的住宅單位總數在任何時候不得少於700個。

102. 批地文件特別條款第(41)條規定：

(a) 承授人確認該地段內現時有一個巴士總站（「**現有總站**」）及若干輔助道路（「**該地段內現有輔助道路**」）。

(b) 在公共運輸交匯處建成並在各方面達至署長滿意程度下運作前，承授人：

(i) 須自費保養現有總站及使其適宜運作及使用，以達至運輸署署長在各方面滿意程度；及

(ii) ……

(c) 在現有輔助道路按照批地文件特別條款第(42)條所述的批准道路封閉建議封閉前，承授人：

(i) 須自費保養該地段內的現有道路及使其適宜運作及使用，以達至運輸署署長在各方面滿意程度，讓車輛和行人安全地往來；及

(ii) ……

103. 批地文件特別條款第 (44) 條規定：

(a) 承授人可於該地段內興建、建造及提供署長書面批准的康樂設施及其輔助設施（「**該等設施**」）。該等設施的種類、大小、設計、高度及規劃須經署長事先書面批准。

(b) 為了計算批地文件特別條款第(27)(c)及(27)(d)條分別規定的全部總樓面面積及總上蓋面積，在不抵觸批地文件特別條款第(73)(d)條的規定下，若按照特別條款第(44)條(a)款在該地段內提供的該等設施任何部分乃供該地段上已建或擬建的一或多幢住宅大廈的住客及其真正訪客共同使用和享用的，該等設施的該等部分不予計算在內。署長認為該等設施其餘並非作此用途的部分則須計算在內。

(c) 倘若該等設施的任何部分根據特別條款第(44)條(b)款獲豁免計入總樓面面積及上蓋面積之內（「**獲豁免設施**」）：

(i) 獲豁免設施須被指定為並構成批地文件特別條款第(50)(a)(v)條所指的公用地方之一部分；

(ii) 承授人須自費保養獲豁免設施，使其保持修葺良好堅固及狀況良好，並運作獲豁免設施，以達至署長滿意程度；及

(iii) 獲豁免設施只供該地段上已建或擬建的一或多幢住宅大廈住客及其真正訪客使用，任何其他人士不得使用。

104. 批地文件特別條款第(53)(a)條規定：

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

每個住宅單位面積	**提供住宅車位的數目**
少於40平方米	每18個住宅單位或其部分設置一個車位
不少於40平方米但少於70平方米	每11個住宅單位或其部分設置一個車位
不少於70平方米但少於100平方米	每5個住宅單位或其部分設置一個車位
不少於100平方米但少於160平方米	每2個住宅單位或其部分設置一個車位
不少於160平方米	每個住宅單位設置一個車位

(ii) ……

(iii) 如果該地段已建或擬建的任何一幢住宅單位大廈提供超過75個住宅單位，須按每幢該等住宅單位大廈設置五個車位的比率或署長批准的其他比率提供額外車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌，並且屬於該地段已建或擬建的一或多座建築物的住宅單位住客的真正賓客、訪客或獲邀人士之車輛，但每幢該等住宅單位至少須提供三個車位。

105. 批地文件特別條款第(53)(b)條規定：

(i) 在該地段內須按以下比率（除非署長同意其他比率）提供車位，用作停泊車輛，以達至署長滿意程度：

(I) 在該地段已建或擬建的一或多座作辦公室用途的建築物的首15,000平方米總樓面面積中，每150平方米或其部分設置一個車位，而餘下作該用途的總樓面面積則為每200平方米或其部分設置一個車位；及

(II) 在該地段已建或擬建的一或多座作非工業用途（不包括倉庫、酒店、加油站、私人住宅及辦公室）的建築物的總樓面面積中，每200平方米或其部分設置一個車位。

106. 批地文件特別條款第(53)(c)條規定：

(i) 在按照特別條款第(53)條(a)及(b)款提供的車位中，承授人須按以下比率或署長同意的其他比率預留及指定車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例定義的傷殘人士的車輛：

(I) 根據特別條款第(53)條(a)(i)款提供的每200個車位或其中部分（若該部分超過100個車位）不少於一個車位（至少須保留及指定一個車位）；

(II) 根據特別條款第(53)條(b)(i)(I)款提供的每200個車位或其中部分（若該部分超過100個車位）不少於一個車位（至少須保留及指定一個車位）；

(III) 根據特別條款第(53)條(b)(i)(II)款提供的每200個車位或其中部分（若該部分超過100個車位）不少於一個車位（至少須保留及指定一個車位）；及

(IV) 根據特別條款第(53)條(a)(iii)款提供的車位中一個車位。

107. 批地文件特別條款第(53)(d)條規定：

(i) 在該地段內須按以下比率（除非署長同意其他比率）提供車位，用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的電單車，以達至署長滿意程度：

(I) 根據特別條款第(53)條(a)(i)款須予提供的住宅車位總數的10%（「**住宅電單車車位**」）；

(II) 根據特別條款第(53)條(b)(i)(I)款須予提供的車位總數的10%；及

(III) 根據特別條款第(53)條(b)(i)(II)款須予提供的車位總數的10%；

但如果提供的車位數目是一個有小數點的數字，則須向上進位至下一個整數。

108. 批地文件特別條款第(54)(a)條規定：

(i) 在該地段內須按以下比率提供以下車位，用作貨車上落貨，以達至署長滿意程度：

(I) 按該地段已建或擬建的一或多座建築物每800個住宅單位或其部分設置一個裝卸車位的比率或署長批准的其他比率提供，但該地段已建或擬建的每幢住宅大廈至少須設置一個裝卸車位，該裝卸車位須位於每幢住宅大廈毗連地方或住宅大廈之內；

(II) 按該地段已建或擬建的一或多座作辦公室用途的建築物每3,000平方米總樓面面積或其部分設置一個車位的比率提供；及

(III) 按該地段已建或擬建的一或多座作非工業用途（不包括倉庫、酒店、加油站、私人住宅及辦公室）的建築物每1,200平方米總樓面面積或其部分設置一個車位的比率提供。

(ii) 提供一個路旁停車處用作車輛（包括計程車）上落乘客，以及提供另一個路旁停車處作小型巴士及救護車上落之用，兩者的形式、標準及位置均須符合署長的要求或批准。

109. 批地文件特別條款第(59)條規定，須向署長提交一份顯示將會按照批地文件特別條款第(53)及(54)條在該地段提供的所有車位、上落客貨車位及路旁停車處的佈局並已獲署長批准的圖則，或經一名認可人士（定義見《建築物條例》、據此訂立的任何規例及任何修訂法例）核證的圖則副本。在提交前不得進行任何影響該地段或其任何部分或其上已建或擬建的建築物或其任何部分的交易（但交還園景美化行人道及公眾休憩用地、轉讓政府設施物業、根據批地文件特別條款第(48)(c)條訂立的租賃協議或租約或該租賃協議或租約的協議，以及根據批地文件特別條款第(48)(d)條訂立的建築按揭或押記除外）。在已獲批准的圖則上顯示的該等車位、上落客貨車位及路旁停車處除用作其分別在批地文件特別條款第(53)及(54)條所列之用途外，不得作任何其他用途。承授人須按照該份已獲批准的圖則保養該等車位、上落客貨車位、路旁停車處及其他地方，且未經署長事先書面同意，不得對佈局作出改動。

110. 批地文件特別條款第(63)條規定：

(a) 如果該地段或任何政府土地現時或以往曾經為或因應該地段或其任何部分的構建、平整或發展而進行削土、移土或土地後移或堆積或堆填工程，或任何類型的斜坡整理工程，或承授人按批地文件的條件需進行的任何其他工程，或為了任何其他目的，不論有否經署長事先書面同意，承授人須自費進行及建造該等斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或現時或其後任何時候成為必要的其他工程，以便保護及支撐該地段及任何毗連或毗鄰政府土地或租用土地內的泥土，避免及防止今後發生任何泥土剝落、山泥傾瀉或土地下陷。承授人須在批地文件約定的批租期內自費保養該土地、斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或其他工程，使其保持修葺良好堅固及狀況良好，以達至署長滿意程度。

(b) 本特別條款第(63)條(a)款的任何規定不得影響政府在批地文件的條件的權利，尤其是批地文件特別條款第(62)條下的權利。

(c) 倘若承授人進行任何構建、平整、發展工程或任何其他工程或基於任何其他原因而在任何時候引致或引起任何泥土剝落、山泥傾瀉或土地下陷，不論是發生在或來自該地段或任何毗連或毗鄰的政府或租用土地的土地，承授人均須自費將其恢復原狀及修復以達至署長滿意程度，並且須就因此或由此而將會或可能提出、蒙受或招致的一切費用、收費、損害賠償、要求及申索，向政府、其代理及承辦商作出彌償並確保他們免責。

(d) 除批地文件中規定在違反批地文件任何條件時享有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、建造及保養上述的土地、斜坡整理工程、擋土牆或其他支撐物、保護物、排水或輔助工程或其他工程，或將任何泥土剝落、山泥傾瀉或土地下陷恢復原狀及修復。如果承授人在通知指明的期限內忽略或沒有遵從該通知以達至署長滿意程度，署長可立即執行和進行任何必要的工程，而承授人須應要求向政府償付有關的費用，連同任何行政與專業費用及收費。

111. 批地文件特別條款第(65)條規定，如果在發展或重建該地段或其任何部分時已安裝預應力地樁，承授人須在預應力地樁的整個服務期限內自費定期保養和監察預應力地樁，以達至署長滿意程度，並在署長不時絕對酌情要求時向署長提交所有該等監察工程的報告及資料。如果承授人忽略或未能進行要求的監察工程，署長可立即執行和進行該等監察工程，而承授人須應要求付還其開支給政府。

112. 批地文件特別條款第(66)條規定：

(a) 倘若來自該地段或受該地段任何發展項目影響的其他地方的泥土、廢石方、瓦礫、建築廢料或建築材料（「**廢物**」）被侵蝕、沖刷或傾倒到公共小巷或道路或排入道路暗渠、前灘或海床、污水渠、暴雨水渠、排水渠、明渠或其他政府物業（「**政府物業**」），承授人須自費清理該等廢物並且對政府物業所造成的任何損壞進行修復。承授人須對上述的侵蝕、沖刷或傾倒而造成私人物業的任何損壞或滋擾所產生的一切訴訟、索償及要求對政府作出彌償。

(b) 即使特別條款第(66)條(a)款有所規定，署長可以（但無義務）應承授人的要求在政府物業清理廢物並對政府物業所造成的任何損壞進行修復，而承授人須應要求向政府支付有關的費用。

113. 批地文件特別條款第(67)條規定：

(a) 承授人須於所有時候，特別是在進行建築、保養、翻新或維修工程（「**工程**」）時，採取或促使他人採取一切適當及充分的小心、技巧及預防措施，避免對該地段或其任何部分之上、上面、之下或毗連的任何政府或其他現有的排水渠、水路或水道、總水管、道路、行人路、街道設施、污水渠、明渠、喉管、電纜、電線、公用事業設施或任何其他工程或裝置（「**服務設施**」）造成任何損壞。

(b) 承授人在進行任何工程之前須進行或促使他人進行適當的勘測及必要的了解，確定服務設施的現時位置及水平，並向署長提交處理任何可能被工程影響的服務設施各方面的建議書，供其審批且必須在取得署長對工程及上述建議書作出的書面批准後，才能進行該等工程。承授人須自費履行署長在審批時對服務設施作出的任何要求，包括承擔進行任何必要的改道、重鋪或恢復原狀的費用。

(c) 承授人須自費維修、修復及復原任何因工程對該地段或任何服務設施以任何方式引起的任何損壞、干擾或阻礙（除非署長另作選擇，明渠、污水渠、暴雨水渠或總水管須由署長進行修復，而承授人須應要求向政府支付該等工程的費用），以達至署長在各方面滿意程度。如果承授人未能對該地段或其任何部分或任何服務設施進行該等必要的改道、重鋪、維修、修復或恢復原狀工程，以達至署長滿意程度，署長可進行其認為必要的或任何該等改道、重鋪、維修、修復或恢復原狀工程，而承授人須應要求向政府支付該等工程的費用。

114. 批地文件特別條款第(68)條規定：

(a) 在署長認為必要時，承授人須自費建造及保養排水渠及渠道（不論在該地段邊界內或政府土地上），以便截斷及引導流入該地段的所有暴雨或雨水到最接近的河道、集水井、渠道或政府暴雨水渠，以達至署長滿意程度。

(b) 連接該地段的任何排水渠和污水渠至政府的暴雨水渠及污水渠（當已鋪設及啟用）的工程可由署長進行。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，以達至署長滿意程度。在此情況下，上述連接工程的任何一段若在政府土地內建造，必須由承授人自費保養，且承授人須應要求移交給政府，由政府自費負責日後的保養。承授人須應要求向政府支付有關上述連接工程的技術審查的費用。

F. 對買方造成負擔的租用條件

115. 批地文件特別條款第(17)條規定：

(a) (i) 除在得到署長事先書面同意的情況外，不得在以下顏色所顯示的排水保留區域之內、之上或之下興建或建造任何建築物或構築物或任何建築物或構築物的支撐物或地基：

(I) 附錄於批地文件的圖則上以粉紅色加黑色斜線和綠點顯示及標明為”D.R.1”的區域（以下簡稱「排水保留區域一」）；及

(II) 附錄於批地文件的圖則上以粉紅色加綠點顯示及標明為”D.R.2”的區域（以下簡稱「排水保留區域二」）。

(ii) 署長在給予本特別條款(a)(i)款的任何同意時，可施加其絕對酌情認為必要的任何條件（包括但不限於禁止在排水保留區域一或排水保留區域二之內，由香港主水平基準0米及以上起興建或建造任何建築物或構築物或任何建築物或構築物的支撐物或地基）。

(b) 在署長規定或授權下，政府、署長及獲其妥為授權的人員、承辦商、代理及其各自的工人（以下統稱「獲授權人士」）有權在所有時間攜同或不攜同工具、 設備、 機械或車輛， 不受限制地出入、來回及通過該地段，以便鋪設、視察、維修及保養經過、貫穿或藏於排水保留區域一及排水保留區域二之下的排水渠、污水渠、渠道、排水設施及所有其他服務設施（以下統稱「該等設施」）。任何可能妨礙進入或接觸該等設施或導致該等設施過度負荷的物品或物料（不論性質為何），均不得放置在排水保留區域一或排水保留區域二之內。倘若署長認為（其意見為最終決定及對承授人具有約束力）排水保留區域一及排水保留區域二之內有物品或物料可能妨礙進入或接觸該等設施或導致該等設施過度負荷，署長有權發出書面通知要求承授人自費拆卸或清除該等物品或物料，以及將排水保留區域一及排水保留區域二恢復原狀，以達至署長在各方面滿意程度。如果承授人在通知指明的期限內忽略或沒有遵從該通知或在出現緊急情況時，署長可進行其認為必要的清除、拆卸或恢復原狀工程，而承授人須應要求向政府支付該等工程的費用。

(c) 除了將其行使上述權利及權力挖掘的任何溝渠恢復原狀外，政府、署長及獲授權人士毋須因獲授權人士行使本特別條款(b)款賦予不受限制的出入、來回及通過權利和鋪設、視察、維修及保養該等設施所引起或附帶引起而對承授人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、署長或獲授權人士提出索償。

116. 批地文件特別條款第(18)條規定：

(a) 承授人確認於批地文件的日期，以下的區域存在部分132千伏特傳輸電纜、通訊電纜及關聯的電纜工程、構築物、設施或裝置（以下統稱「該等電纜」）：

(i) 在附錄於批地文件的圖則上以紫色線顯示之範圍內的該地段地面以下部分，並且標明為「電纜留用區」（該地段部分以下簡稱「地段內的電纜留用區」）；及

(ii) 在附錄於批地文件的圖則上以紫色線顯示之範圍內的黃色區域地面以下部分，並且標明為「電纜留用區」（該黃色區域部分以下簡稱「黃色區域內的電纜留用區」）。

(b) 承授人須自費確定該等電纜的範圍，且不得以任何方式拆卸、損壞或干擾該等電纜（署長就何謂損壞或干擾作出的決定為最終決定及對承授人具有約束力）。香港電燈有限公司（以下簡稱「港燈公司」）會將任何被拆卸、損壞或干擾的該等電纜恢復原狀、修復或糾正，費用由承授人承擔。承授人特此就或因承授人、其僱員、代理、工人及承辦商拆卸或損壞或干擾該等電纜而直接或間接引起的所有責任、索償、費用、要求、訴訟或其他法律程序，向政府、其人員、代理、承辦商、工人或其他獲妥為授權的人士作出彌償並確保其免責。

(c) 政府毋須因該等電纜的存在而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，而且承授人不得就或因該等電纜而直接或間接對該地段或黃色區域或承授人造成的任何損害、滋擾、煩擾、損失或傷害向政府提出任何索償。

(d) (i) 除在得到署長事先書面同意的情況外，不得在地段內的電纜留用區及黃色區域內的電纜留用區的地面或地面以上高度5.1米以內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物。

(ii) 不得在構成該等電纜一部分的任何電纜由環繞其外表面起量度的1.0米距離內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物或地基。

(iii) 就本特別條款而言，署長就何謂地面所作出的決定為最終決定及對承授人具有約束力。

(e) 在構成該等電纜一部分的任何電纜全部方向的3.0米距離內展開任何工程前，承授人須徵詢港燈公司意見，以確保任何該等工程不會損壞、干擾或危害該等電纜的安全運作（署長就前述各項作出的決定為最終決定）。若署長提出要求，承授人須自費採取港燈公司要求的預防措施以確保該等電纜的安全運作。

(f) 承授人須遵守當時生效及與該等電纜有關的所有條例、附例及規例，以及其任何修訂或替代法例。

(g) 承授人須自費遵守機電工程署署長及所有其他相關政府及法定機構就建造（包括所使用的物料）、維修及保養連接或接近該等電纜的建築物或構築物或該等建築物或該等構築物的任何部分的所有特別要求。

(h) (i) 為了進行該等電纜的測量、視察、維修、保養、改道、改善或發展工程，以及進行本特別條款(b)款之下的測量、視察、恢復原狀、修復及糾正工程或署長認為在地段內的電纜留用區或黃色區域內的電纜留用區或兩者之內必要的任何其他工程，承授人須准許署長、港燈公司及獲署長或港燈公司或兩者授權的人員、工人及承辦商：

(I) 在批地文件的批租年期內所有時間，出入、來回及通過該地段及其上已建或擬建的任何一或多座建築物；及

(II) 在承授人管有黃色區域或其任何部分的所有時間，出入、來回及通過黃色區域或其任何部分及在其上已建或擬建的任何一或多座構築物，

且可攜同或不攜同工具、車輛、機械或設備而毋須支付費用和收費及不受任何干擾。

(ii) 政府毋須因行使本特別條款(h)(i)款賦予的權利所引起或附帶引起而對承授人造成或令其蒙受的任何損失、損害、滋擾或干擾承擔責任，而且不得就任何該等損失、損害、滋擾或干擾向政府、港燈公司或獲政府、港燈公司或兩者授權的人員、工人及承辦商提出索償或異議。

117. 批地文件特別條款第(48)條規定，除了交還園景美化行人道及公眾休憩用地及轉讓政府設施物業外，當承授人在各方面達至署長滿意程度下符合批地文件所有條件前，除非已獲得署長事先書面同意，否則不得：

(a) 將該地段或其任何部分或其任何權益或在其上興建的任何建築物或其任何部分轉讓、放棄對其管有或以其他方式處置，或訂立任何有關的協議；

(b) ……

(c) 將該地段或在其上興建的任何建築物或其任何部分分租或訂立任何有關的協議，除非有關該地段或在其上興建的任何建築物或其任何部分的租賃協議或租約符合特別條款第(48)條(c)款的條款及條件；或

(d) 將該地段或其任何部分或其任何權益按揭或押記，但為開發之目的而按照批地文件的條件進行者除外，惟只能以建築按揭方式進行。

118. 批地文件特別條款第(57)條規定：

(a) 即使已遵守及符合批地文件的條件以達至署長滿意程度，住宅車位及住宅電單車車位不得：-

(i) 轉讓，除非：

(I) 連同賦予專有權使用及管有該地段已建或擬建的一或多座建築物的一或多個住宅單位之不分割份數一併轉讓；或

(II) 承讓的人士現時已擁有具專有權使用及管有該地段已建或擬建的一或多座建築物的一或多個住宅單位之不分割份數；

(ii) 分租（除非分租予該地段已建或擬建的一或多座建築物住宅單位的住客）。

但在任何情況下，該地段已建或擬建的一或多座建築物的任何一個住宅單位之業主或住客不可承讓或承租合共多於三個住宅車位和住宅電單車車位。

(b) 即使特別條款第(57)條(a)款有任何規定，承授人可以在取得署長事先書面同意下，將所有住宅車位和住宅電單車車位整體轉讓，但只可轉讓給承授人全資擁有的附屬公司。

(c) 特別條款第(57)條(a)款的規定不適用於該地段的整體轉讓、分租、按揭或押記。

附註：

1. 根據一封由地政總署港島東區地政處於2020年8月17日發出及登記在土地註冊處註冊編號為20090302240260的信件(「延展建築規約時限信件」)，批地文件下承批人完成該地段的開發、「保留區域」及「綠色區域」的平整工程及必要工程、興建「園景美化行人道」及「連接點」、提供「公眾休憩用地」、「美化市容地帶」、「政府設施物業」、「公衆旅遊車停車場」及「公眾上落貨停車場」之時限已由2020年12月31日延展至2021年6月30日。

2. 附於批地文件的圖則於「公共設施及公眾休憩用地的資料」部分內複製。

3. 請查閱批地文件及延展建築規約時限信件以了解全部詳情。完整的批地文件及延展建築規約時限信件可於售樓處開放時間內免費查閱，並且可在支付所需影印費用後取得批地文件及延展建築規約時限信件的副本。

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

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

1. The "Reserved Area" and "Reserved Area Structures" as referred to in Special Condition No. (3)(a) and Special Condition No. (4)(a)(i)(II) of the Conditions of Sale No.20173 (the "**Land Grant**") respectively.

2. The "Green Areas" and "Green Areas Structures" as referred to in Special Condition No. (8)(a)(i)(I) and Special Condition No. (8)(a)(i)(II) of the Land Grant respectively.

3. The "Yellow Area", the "Yellow Stippled Black Area" and the "Yellow Cross-hatched Black Area" as referred to in Special Condition No. (2) and Special Condition No.13(a) of the Land Grant.

4. The "Non-Building Area 1", the "Landscaped Walkway" and the "Public Open Space" as referred to in Special Condition No. (14)(a), Special Condition No. (19)(a)(i) and Special Condition No. (20)(a)(i) of the Land Grant respectively.

5. The "Non-Building Area 2" as referred to in Special Condition No. (15) of the Land Grant.

6. The "Government Accommodation" and the "Items" as referred to in Special Condition No. (28)(a) and Special Condition No. (40)(a) of the Land Grant respectively.

7. The "Connection Points" as referred to in Special Condition No. (22)(a)(ii) of the Land Grant.

8. The "Public Coach Park" as referred to in Special Condition No. (60)(a) of the Land Grant.

9. The "Public Loading and Unloading Park" as referred to in Special Condition No. (61)(a) of the Land Grant.

10. The general public has the right to use the facilities and those parts of the land mentioned in paragraphs A3, A5, A7, A8 and A9 above in accordance with the Land Grant.

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

11. The "Non-Building Area 2" as referred to in Special Condition No. (15) of the Land Grant.

12. The "Items" as referred to in Special Condition No. (40) of the Land Grant.

13. The "Connection Points" as referred to in Special Condition No. (22)(a)(ii) of the Land Grant.

14. The "Public Coach Park" as referred to in Special Condition No. (60)(a) of the Land Grant.

15. The "Public Loading and Unloading Park" as referred to in Special Condition No. (61)(a) of the Land Grant.

16. The facilities mentioned in section B above are required to be managed, operated or maintained at the expense of the owners of the residential properties in the Phase.

17. The owners of the residential properties in the Phase are required to meet a proportion of the expense of managing, operating or maintaining the facilities mentioned under section B above through the management expenses apportioned to the residential properties concerned.

    Remarks :
    Pursuant to the DMC, the expense of managing, operating or maintaining the facilities mentioned in paragraphs B11 and B14 above shall be borne by the owner of the Commercial Accommodation.

C. The size of any open space that is required under the land grant to be managed, operated or maintained for public use at the expense of the owners of the residential properties in the Phase

18. Not applicable.

D. Any part of the land (on which the Phase 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).

19. Not applicable.

E. Plans that show the location of those facilities and open spaces, and those parts of the land, mentioned in Sections A and B above

20. Please refer to the Plans 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

21. Please refer to Section D under the Summary of Land Grant.

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

Unless otherwise defined, capitalised terms below have the meaning given to them under the Deed of Mutual Covenant and Management Agreement ("**DMC**") of the Development.

Definitions

"**Cables**" means collectively some 132kV transmission cables and communication cables and the associated cable works, structures, facilities or installations (i) below the ground level of the Cable Reserve within the lot and (ii) below the ground level of the Cable Reserve within the Yellow Area.

"**Cable Reserve within the Yellow Area**" means collectively those parts of the Yellow Area falling within the purple lines shown on the plan annexed to the Conditions and thereon marked "CABLE RESERVE".

"**Commercial Carpark (Phase 1B)**" means those parts of the Commercial Accommodation (Phase 1B) comprising, amongst others, the Public Coach Park.

"**Common Areas and Facilities**" means collectively the Development Common Areas and Facilities, the Residential Common Areas and Facilities, the Residential Carpark Common Areas and Facilities, (upon execution of the Sub-Deed(s) in respect of the Commercial Accommodation) the Commercial Common Areas and Facilities and the Commercial Carpark 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).

"**Connection Points**" means collectively:

(a) such supports and connections within the Lot and the building or buildings erected or to be erected thereon to receive, connect and support the Proposed Subway provided and constructed pursuant to Special Condition No. (22)(a)(i) of the Conditions; and

(b) a pedestrian passageway within the Lot and the building or buildings erected or to be erected thereon to link up the Proposed Subway and the Landscaped Walkway (as defined in Special Condition No.(19)(a)(i) of the Conditions) provided and constructed pursuant to Special Condition No. (22)(a)(ii) of the Conditions,

so that the Proposed Subway, if constructed, can be connected to the Lot or any building or buildings erected thereon and pedestrian access to and from the Landscaped Walkway (as defined in Special Condition No.(19)(a)(i) of the Conditions) and the North Point Mass Transit Railway Station can be gained over the Connection Points.

"**Development Common Areas and Facilities**" means and includes those parts of the Development in Phase 1 which are intended for common use and benefit of the Development including the Public Loading and Unloading Park and such parts of the Items in Phase 1.

"**Government Accommodation**" shall have the same meaning as defined in Special Condition No.(28)(a) of the Conditions comprising:

(a) the Public Transport Interchange (as defined in Special Condition No.(28)(a)(i) of the Conditions);

(b) the Public Toilet (as defined in Special Condition No.(28)(a)(ii) of the Conditions);

(c) the Integrated Family Service Centre (as defined in Special Condition No.(28)(a)(iii) of the Conditions);

(d) the Special Child Care Centre cum Early Education and Training Centre (as defined in Special Condition No.(28)(a)(iv) of the Conditions);

(e) the District Support Centre (as defined in Special Condition No.(28)(a)(v) of the Conditions);

(f) the Day Care Centre for the Elderly (as defined in Special Condition No.(28)(a)(vi) of the Conditions); and

(g) the Community Hall (as defined in Special Condition No.(28)(a)(vii) of the Conditions);

(including light fixtures, ventilation plant, extract ductworks and road or floor surfaces but excluding such lifts, escalators, stairways, plant, equipment and other facilities not serving exclusively thereto as may be permitted by the Director in accordance with the Conditions, walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements) together with any other areas, facilities, services and installations exclusive thereto as the Director may in his absolute discretion determine (whose determination shall be conclusive and binding on all Owners) which are (in so far as they are capable of being shown on plans) for the purposes of identification only shown coloured Grey on the plans certified by the Authorized Person and annexed to the DMC or to any Sub-Deed(s).

"**Items**" has the meaning as defined in Special Condition No. (40)(a) of the Conditions namely:

(a) the external finishes of the Government Accommodation and the structure of all walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and any other structural elements of, in, around, within, above and below the Government Accommodation;

(b) all lifts, escalators and stairways serving the Government Accommodation and the remainder of the Development;

(c) all building services installations, plant and equipment (including but not limited to portable and non-portable fire services installation equipment) forming part of the system serving the Government Accommodation and the remainder of the Development;

(d) all of the structural slabs under the Government Accommodation together with the drainage systems therein and thereunder; and

(e) all other common parts and facilities serving the Government Accommodation and the remainder of the Development.

"**Non-Building Area 1**" means the Non-Building Area 1 referred to in Special Condition No.(14)(a) of the Conditions and is shown coloured pink hatched black and pink hatched black stippled green on the plan annexed to the Conditions.

"**Non-Building Area 2**" means the Non-Building Area 2 referred to in Special Condition No.(15) of the Conditions and is shown edged blue on the plan annexed to the Conditions.

"**Proposed Subway**" means the proposed subway which is proposed to be constructed pursuant to Special Condition No.(22)(a)(i) of the Conditions.

"**Public Coach Park**" means the public coach park erected, constructed and provided at Basement 1 Floor of the Development pursuant to Special Condition No. (60)(a) of the Conditions, which is (in so far as it is capable of being shown on plans) for the purposes of identification only shown coloured Red Hatched Black on the Basement 1 Floor Plan certified by Authorized Person and annexed to the DMC.

"**Public Loading and Unloading Park**" means the public loading and unloading park erected, constructed and provided in the Development pursuant to Special Condition No. (61)(a) of the Conditions.

"**Yellow Area**" means the area shown coloured yellow on the plan annexed to the Conditions.

Clause 8

Obligations of the Owner of the Government Accommodation

Unless otherwise specified in the DMC, The Financial Secretary Incorporated ("FSI") as the Owner of the Government Accommodation shall be responsible for the maintenance and management of the Government Accommodation (excluding the Items) only but not the remainder of the Development nor any areas, facilities and services outside the Development.

Clause 9

Rights and obligations of the Owner of the Public Coach Park

(a) All the parking spaces within the Public Coach Park shall be made available to members of the public at all times for short-term parking of coaches, on hourly, daily or monthly basis or on such other basis as may be approved in writing by the Commissioner for Transport.

(b) The Public Coach Park shall not be used for any purpose other than for the parking of coaches licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Coach Park shall not be used for the storage, display or exhibiting of motor vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

(c) The Owner of the Public Coach Park shall not assign, mortgage, charge, demise, underlet or part with the possession of or otherwise dispose of the Public Coach Park except as a whole provided that the Owner may underlet the parking spaces in the Public Coach Park subject to the conditions provided in sub-clauses (a) and (b) above.

(d) The Owner of the Public Coach Park shall at all times uphold, maintain, repair, operate, conduct and manage at his own expense the Public Coach Park and everything forming a portion of or pertaining to it and in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle parking which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

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

Clause 17

Preparation of annual budget by Manager

The Manager shall prepare the annual budget for the ensuing year in consultation with the Owners' Committee (if already formed). The annual budget shall be in the following parts:

(a) The first part ("**Development Common Budget**") shall cover all expenditure which in the opinion of the Manager is to be expended for the benefit of all Owners or required for the proper management of the Development and the Development Common Areas and Facilities, including:

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

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

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

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

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

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

(xvii) the cost and expense of upholding, repairing, maintaining and managing the Public Loading and Unloading Park; and

(xix) the costs of maintaining, repairing and operating the Items and any other parts of the Government Accommodation specified in the maintenance schedule agreed from time to time with the Owner of the Government Accommodation.

Clause 19

Calculation and payment of management expenses and annual budget

(a) The amount of the monthly or other contributions payable by each Owner shall be specified and demanded by the Manager from time to time by notice in writing PROVIDED THAT for the avoidance of doubt, no contributions shall be payable in respect of the Undivided Shares allocated to the Common Areas and Facilities and the Government Accommodation save and except provided under proviso (d) of this Clause 19;

Proviso (b) of Clause 19

FSI as the Owner of the Public Transport Interchange and the Public Toilet shall not be liable to contribute to any management and maintenance charges incurred by the Manager in the management and maintenance of the remainder of the Development and in particular shall not be liable for payment of any management and maintenance charges whatsoever incurred in respect of the Common Areas and Facilities, including the Items.

Proviso (c) of Clause 19

FSI as the Owner of the Public Transport Interchange and the Public Toilet shall not be liable for any payment of capital equipment fund, insurance premium, Special Fund, debris removal fee or payment of a like nature.

Proviso (d) of Clause 19

FSI as the Owner of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall shall be liable for payment of the management and maintenance charges only in respect of facilities or services which actually serve the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall or are used by the occupier thereof, his servants, contractors, agents or visitors Provided however that the liability of FSI shall be as determined by the Government Property Administrator of the Government Property Agency ("GPA") or person nominated by the Director for this purpose and in any event shall not exceed the proportion of the management and maintenance charges which the gross floor area of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall bears to the gross floor area of all the buildings erected or to be erected on the Lot and shall only commence from the date of the Assignment or the date of taking over of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall, whichever is the earlier and Provided further that FSI shall incur no liability for payment of any management and maintenance charges unless and until the amount of the same shall have first been approved in writing by the GPA or person nominated by the Director for this purpose.

Proviso (e) of Clause 19

FSI as the Owner of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall shall have no liability for any contribution towards any management and maintenance charges for any other part of the Development (whether Common Areas and Facilities or otherwise) or for the provision of facilities or services which do not, in the opinion of the GPA or person nominated by the Director for this purpose, directly serve or otherwise directly benefit the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall.

Proviso (f) of Clause 19

FSI as the Owner of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall shall not be liable for any payment of :-

(i) management deposits referred to in Clause 23(a);

(ii) Special Fund save and except provided in Clause 22(d);

(iii) insurance premium in respect of the Integrated Family Service Centre, the Special Child Care Centre cum Early Education and Training Centre, the District Support Centre, the Day Care Centre for the Elderly and the Community Hall;

(iv) debris removal fee referred to in Clause 23(c); and

(v) penalty charges on late payment of management and maintenance charges;

or payment of a like nature.

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

Clause 21

Exclusion from management expenses

Notwithstanding anything contained in the DMC and for the avoidance of any doubt, the management expenses payable by the Owners in accordance with the DMC or any relevant Sub-Deed(s) shall not include :-

(a) Any sum attributable or relating to the cost of completing the construction of the Development or any part thereof or any of the Common Areas and Facilities therein or the Government Accommodation incurred prior to the date of the DMC all of which sums shall be borne solely by the First Owner (which expression shall for the purpose of this Clause exclude its assigns);

Clause 40

Powers, functions and obligations of Manager

The management of the Lot, the Development (other than the Government Accommodation) 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 12 and each Owner hereby irrevocably APPOINTS the Manager as agent for all Owners in respect of any matter concerning the Common Areas and Facilities duly authorised in accordance with the provisions of the DMC and to enforce and carry into effect all provisions of the DMC subject to the Building Management Ordinance (Cap.344). In addition to the other powers expressly provided in the DMC, 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, the Development (other than the Government Accommodation) and the management thereof including:

(fff) to undertake upon the request of the Owner of the Government Accommodation the maintenance of the Government Accommodation Services whereupon the Owner of the Government Accommodation will reimburse the Manager for the costs expended in carrying out such maintenance on condition that the maintenance will not be carried out until the Manager has submitted to the Owner of the Government Accommodation an estimate of costs together with supporting documents and any other relevant information that the Owner of the Government Accommodation considers necessary, and the Owner of the Government Accommodation has approved in writing the estimated costs and the maintenance work to be carried out by the Manager;

(ggg) Subject to Clause 78, to maintain, manage and keep in good repair and condition the Items;

(jjj) Except with the prior written consent of the Director in accordance with the Conditions, to prohibit any building or structure or support for any building or structure to be erected or constructed within the Non-Building Area 1 except (i) the Public Open Space (as defined in Special Condition No. (20)(a)(i) of the Conditions) (including the Landscaped Walkway (as defined in Special Condition No.(19)(a)(i) of the Conditions)); and (ii) a basement floor or floors to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof;

(kkk) Except with the prior written consent of the Director in accordance with the Conditions, to prohibit any building or structure or support for any building or structure to be erected or constructed within the Non-Building Area 2 except a basement floor or floors to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof;

(lll) To permit all members of the public for all lawful purposes to pass and repass on foot or by wheelchair along, to, from, through and over the Non-Building Area 2 free of cost and charges and without any interruption;

(nnn) Except with the prior written consent of the Director in accordance with the Conditions, to prohibit any building or structure or support for any building or structure to be erected or constructed at the ground level or within a height of 5.1 metres above the ground level of the Cable Reserve within the lot and the Cable Reserve within the Yellow Area;

(qqq) To upkeep, maintain, repair and manage the Connection Points in good and substantial repair and condition to the satisfaction of the Director;

(uuu) To keep the Public Loading and Unloading Park open for use by all members of the public and shall ensure that all the loading and unloading spaces within the Public Loading and Unloading Park are made available to all members of the public for short-term loading and unloading of vehicles on hourly basis or such other basis as may be approved in writing by the Commissioner for Transport, at all times free of costs and charges and without any interruption;

(vvv) To prohibit the Public Loading and Unloading Park to be used for any purpose other than for the loading and unloading of vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Loading and Unloading Park shall not be used for the storage, display or exhibiting of vehicles for sale or otherwise or for the provision of car cleaning and beauty services; and

(www) To uphold, maintain, repair, operate, conduct and manage the Public Loading and Unloading Park and everything forming a portion of or pertaining to it in all respects in accordance with all Ordinances, bye-laws and regulations relating to public vehicle loading and unloading parks which are or may at any time be in force in Hong Kong and to the satisfaction of the Commissioner for Transport.

Clause 50

Establishment of Owners' Committee

(a) As soon as practicable but not later than nine (9) months from the date of the DMC, the Manager shall convene a meeting of the Owners (and to call further and subsequent meetings if required) to establish an Owners' Committee and appoint a chairman thereof or to appoint a management committee for the purpose of forming an Owners' Corporation under the Building Management Ordinance (Cap.344). The Owners' Committee shall consist of nine (9) members, provided that:-

(iv) one (1) member shall be elected from the Owner(s) of the Government Accommodation to represent them in the Owners' Committee.

Clause 59

Resolutions

(d) No resolution of the Owners' Committee should adversely affect the use, operation, maintenance and management of the Government Accommodation or any part thereof.

Clause 78

Indemnity by Owners (excluding FSI as the Owner of the Government Accommodation)

All Owners of the Development (excluding FSI as the Owner of the Government Accommodation) shall indemnify and keep indemnified the Government and FSI (as the Owner of the Government Accommodation) against all liabilities, damages, expenses, claims, costs, demands, charges, actions and proceedings of whatsoever nature arising out of or as a consequence of the failure of the Owners (excluding FSI as the Owner of the Government Accommodation) or the Manager to manage and maintain the Items.

Clause 79

FSI as Owner of the Government Accommodation exempted from using nominated contractor

Notwithstanding any express provision contained in the DMC, FSI as the Owner of the Government Accommodation shall be exempted from using the maintenance or service contractors nominated by the other Owners or the Manager.

Part A of the Second Schedule

4. Rights, Privileges and Easements applicable to FSI as Owner of the Government Accommodation

(a) Notwithstanding any provisions contained in the DMC, FSI, its lessees, tenants, licensees, and persons authorized by it and the Owners or occupiers for the time being of the Government Accommodation shall have the following rights privileges and easements :-

(i) the right of shelter, support and protection for the Government Accommodation;

(ii) the right at all times of free passage and running of gas, electricity, water, sewage, air-conditioning, telephone and all other services from and to the Government Accommodation through the gutters, sewers, drains, flues, conduits, ducts, watercourses, cables, pipes, wires and other conducting media now or during the term of the Conditions laid on or running through any part of the Lot and any part of the Development;

(iii) the right at its own cost to alter, divert, vary, relay or reinstate any of the services and facilities serving exclusively the Government Accommodation (the "**Government Accommodation Services**") at any time at its absolute discretion without having to obtain the approval or consent of other Owners or the Manager without any charge by the Owners PROVIDED THAT proper and adequate care and precaution shall be taken during any alteration, diversion, variation, relaying or reinstatement works of the Government Accommodation Services so as to ensure that no damage is caused to the services and facilities within the Lot and serving all those parts of the Development on the Lot other than the Government Accommodation;

(iv) the right to go, pass and repass over and along and to use the Common Areas and Facilities in connection with the proper use and enjoyment of the Government Accommodation or any part thereof and to use and receive the benefit of the Common Areas and Facilities;

(v) the right at all reasonable times with or without surveyors, contractors, workmen and others and with or without vehicles, plant, equipment, material and machinery to enter upon the Lot or any part of the Development for the purpose of extending or carrying out maintenance, repair, addition and alteration works to the Government Accommodation or any part thereof and maintenance, repair, alteration, diversion, variation, relaying and reinstatement works to the Government Accommodation Services or any part thereof;

(vi) of free and uninterrupted rights of way to and from the Government Accommodation or any part thereof as may be required by the Director;

(vii) the exclusive right to install, erect, exhibit, display, maintain, repair, remove and renew signs and advertisements on the walls, columns and other structural elements of, within, around and on the boundary of the Government Accommodation or any part thereof as FSI shall deem fit and the right of access over the Lot or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material for the purposes of inspecting, installing, erecting, exhibiting, displaying, maintaining, repairing, removing and renewing such signs and advertisements;

(viii) the right of access to the lighting conduits, such fire services, ventilation and other services, facilities, installations, fixtures, ancillary works, plants and materials fixed on in or to the roof slabs, walls and other structural elements of the Government Accommodation;

(ix) the right to alter and run additional services to serve and benefit exclusively the Government Accommodation or any part thereof on the walls, columns, beams, ceilings, roof slabs, carriageway or floor slabs and other structural elements of, in, around, within, above and below the same and the related right of access over the Lot or any part of the Development with or without servants, workmen and others and with or without plant, equipment, machinery and material; and

(x) such other rights privileges and easements as may be deemed necessary or desirable by the Director;

PROVIDED ALWAYS that the exercise of the easements, rights and privileges reserved in this Clause 4(a) shall not be subject to any permission, approval or consent of the Manager.

(b) The right of the Government or FSI to alter or vary at any time the use of the Government Accommodation without having to obtain any approval or consent of other Owners or the Manager.

Part B of the Second Schedule

The following are the rights and privileges subject to which the Owner of each Undivided Share and the exclusive right to hold, use, occupy and enjoy his premises is held:

(e) Right of members of the public over the Non-Building Area 2

The right of members of the public, for all lawful purposes, at all times free of cost and charges and without any interruption to pass and repass on foot or by wheelchair along, to, from, through and over the Non-Building Area 2 in accordance with Special Condition No. (16)(a) of the Conditions.

(f) Right of members of the public over the Connection Points

When the Proposed Subway is in existence, the right of members of the public for all lawful purposes, freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Connection Points in accordance with Special Condition No.(22)(d) of the Conditions, save and except that in the event of emergency, the Connection Points or any part thereof may be closed temporarily for the purpose of maintenance and/or repair of the Connection Points.

Clause 43 of the Third Schedule

Non-Building Area 1

Except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed within the Non-Building Area 1 except (i) the Public Open Space (as defined in Special Condition No. (20)(a)(i) of the Conditions) (including the Landscaped Walkway (as defined in Special Condition No.(19)(a)(i) of the Conditions)); and (ii) a basement floor or floors to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof.

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

Clause 44 of the Third Schedule

Non-Building Area 2

(a) Except with the prior written consent of the Director, no building or structure or support for any building or structure may be erected or constructed within the Non-Building Area 2 except a basement floor or floors to be used solely for the parking or loading and unloading of motor vehicles or for lay-bys for the picking up and setting down of passengers or any combination thereof.

(b) The Owners shall at all times permit all members of the public for all lawful purposes to pass and repass on foot or by wheelchair along, to, from, through and over the Non-Building Area 2 free of cost and charges and without any interruption.

Clause 46 of the Third Schedule

Cables

(b) Except with the prior written consent of the Director, no building or structure or support for any building or structure shall be erected or constructed at the ground level or within a height of 5.1 metres above the ground level of the Cable Reserve within the lot and the Cable Reserve within the Yellow Area.

Clause 48 of the Third Schedule

Connection Points

When the Proposed Subway is in existence, the Owners shall permit all members of the public for all lawful purposes freely and without payment of any nature whatsoever to pass and repass on foot or by wheelchair along, to, from, through, over, up and down the Connection Points and for such purpose, to have ingress, egress or regress to, from and through the Lot and any building or buildings erected or to be erected thereon, save and except that in the event of emergency, the Connection Points or any part thereof may be closed temporarily for the purpose of maintenance and/or repair of the Connection Points.

Clause 53 of the Third Schedule

Public Loading and Unloading Park

The Public Loading and Unloading Park shall not be used for any purpose other than for the loading and unloading of vehicles licensed under the Road Traffic Ordinance, any regulations made thereunder and any amending legislation and in particular the Public Loading and Unloading Park shall not be used for the storage, display or exhibiting of vehicles for sale or otherwise or for the provision of car cleaning and beauty services.

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

A. 根據批地文件規定須興建並提供予政府或供公眾使用的設施

1. 第20173號賣地條件（「**批地文件**」）的特別條款第(3)(a)條及特別條款第(4)(a)(i)(II)條分別所指的「保留區域」及「保留區域構築物」。

2. 批地文件特別條款第(8)(a)(i)(I)條及特別條款第(8)(a)(i)(II)條分別所指的「綠色區域」及「綠色區域構築物」。

3. 批地文件特別條款第(2)條及特別條款第(13)(a)條所指的「黃色區域」、「黃色加黑點區域」及「黃色加黑色交叉斜線區域」。

4. 批地文件特別條款第(14)(a)條、特別條款第(19)(a)(i)條及特別條款第(20)(a)(i)條分別所指的「非建築用地一」、「園景美化行人道」及「公眾休憩用地」。

5. 批地文件特別條款第(15)條所指的「非建築用地二」。

6. 批地文件特別條款第(28)(a)條及特別條款第(40)(a)條分別所指的「政府設施物業」及「該等物件」。

7. 批地文件特別條款第(22)(a)(ii) 條所指的「連接點」。

8. 批地文件特別條款第(60)(a)條所指的「公眾旅遊車停車場」。

9. 批地文件特別條款第(61)(a)條所指的「公眾上落貨停車場」。

10. 公眾有權按照批地文件使用上述A3段、A5段、A7段、A8段及A9段提及之該等設施及土地中的該等部分。

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

11. 批地文件特別條款第(15)條所指的「非建築用地二」。

12. 批地文件特別條款第(40)條所指的「該等物件」。

13. 批地文件特別條款第(22)(a)(ii)條所指的「連接點」。

14. 批地文件特別條款第(60)(a)條所指的「公眾旅遊車停車場」。

15. 批地文件特別條款第(61)(a)條所指的「公眾上落貨停車場」。

16. 就上述B部分提及的設施按規定須由期數中的住宅物業的擁有人出資管理、營運或維持。

17. 期數中的住宅物業的擁有人按規定須以由有關住宅物業分攤的管理開支，應付管理、營運或維持上述B部分提及的設施的部分開支。

備註 ：
根據公契，於上述B11及B14段提及之各項設施的管理、營運或維持開支須由商業物業業主負責。

C. 根據批地文件規定須由期數中的住宅物業的擁有人出資管理、營運或維持以供公眾使用的任何休憩用地的大小

18. 不適用。

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

19. 不適用。

E. 顯示上述A部分及B部分提及的設施及休憩用地及土地中的該等部分的位置的圖則

20. 請參閱在本節最後部分的圖則。

F. 批地文件中關於該等設施、休憩用地及土地中的該等部分的條文

21. 請參閱批地文件的摘要D部。

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

除另有定義外，以下詞語具有發展項目的公共契約及管理協議（「**公契**」）中賦予的含意。

定義

「**該等電纜**」合指(i)地段內的電纜留用區的地面以下及(ii)黃色區域內的電纜留用區的地面以下的大約132千伏特傳輸電纜、通訊電纜及關聯的電纜工程、構築物、設施或裝置。

「**黃色區域內的電纜留用區**」合指黃色區域在附錄於賣地條件的圖則上以紫色線顯示內的部分，並且標明為「電纜留用區」。

「**商用停車場(第1B期)**」是指商業物業(第1B期)的部分，其中包括公眾旅遊車停車場。

「**公用地方及設施**」合指發展項目公用地方及設施、住宅公用地方及設施、住宅停車場公用地方及設施、(於就商業物業的分公契簽立後)商業公用地方及設施和商用停車場公用地方及設施，以及在任何分公契中指定為公用地方及設施的發展項目所有有關部分及設施。

「**連接點**」是以下各項的統稱：

(a) 該地段及該地段上已建或擬建的一或多幢建築物內的支撐物及連接物，用以接收、連接及支撐根據賣地條件特別條款第(22)(a)(i)條提供及建造的擬建地下通道；及

(b) 該地段及該地段上已建或擬建的一或多幢建築物內的一條行人通道，用以連接根據賣地條件特別條款第(22)(a)(ii)條提供及建造的擬建地下通道及園景美化行人道（在賣地條件特別條款第(19)(a)(i)條定義），

以便擬建地下通道落成後可連接至該地段或該地段上興建的任何一或多幢建築物，以及讓行人從連接點往返園景美化行人道（在賣地條件特別條款第(19)(a)(i) 條定義）及北角港鐵站。

「**發展項目公用地方及設施**」是指及包括在發展項目期數一當中擬供發展項目共用及享用的部分，包括公眾上落貨停車場及期數一中的該等物件部分。

「**政府設施物業**」具有賣地條件特別條款第(28)(a)條定義中的相同含意，包括：

(a) 公共運輸交匯處（在賣地條件特別條款第(28)(a)(i)條定義）；

(b) 公廁（在賣地條件特別條款第(28)(a)(ii)條定義）；

(c) 綜合家庭服務中心（在賣地條件特別條款第(28)(a)(iii)條定義）；

(d) 特殊幼兒中心連早期教育及訓練中心（在賣地條件特別條款第(28)(a)(iv)條定義）；

(e) 區域支援中心（在賣地條件特別條款第(28)(a)(v)條定義）；

(f) 長者日間護理中心（在賣地條件特別條款第(28)(a)(vi)條定義）；及

(g) 社區會堂（在賣地條件特別條款第 (28)(a)(vii) 條定義）；

（包括照明裝置、通風機、抽風管道系統及路面或樓面，但不包括按照賣地條件條款的規定，並非專為其提供服務並獲署長批准的升降機、扶手電梯、樓梯、機械、設備及其他設施、及包括牆壁、支柱、樑、天花、天台板、行車道或地台板及任何其他結構項件），連同署長單獨酌情決定（其決定為最終決定及對所有業主具有約束力）為其專屬的任何其他地方、設施及裝置，其位置（若可在圖則上顯示）在附錄於公契或任何分公契的圖則上用灰色顯示僅作識別之用並經由認可人士核證。

「**該等物件**」具有賣地條件特別條款第(40)(a)條定義的含意，即：

(a) 政府設施物業的外部裝修物料及在政府設施物業、其中、周圍、其內、其上及其下的所有牆壁、支柱、樑、天花、天台板、行車道或地台板及任何其他結構項件；

(b) 所有服務政府設施物業及發展項目其餘部分的升降機、扶手電梯及樓梯；

(c) 所有構成服務政府設施物業及發展項目其餘部分的系統之一部分的屋宇裝備裝置、機器及設備（包括但不限於可攜或不可攜式消防裝置及設備）；

(d) 政府設施物業下的所有結構板及其內及其下的排水系統；及

(e) 所有其他服務政府設施物業及發展項目其餘部分的公用部分和設施。

「**非建築用地一**」是指賣地條件特別條款第(14)(a)條所指的非建築用地一，並在附錄於賣地條件的圖則上以粉紅色加黑色斜線及粉紅色加黑色斜線和綠點顯示。

「**非建築用地二**」是指賣地條件特別條款第(15)條所指的非建築用地二，並在附錄於賣地條件的圖則上以藍色邊顯示。

「**擬建地下通道**」是指擬根據賣地條件特別條款第(22)(a)(i)條興建的擬建地下通道。

「**公眾旅遊車停車場**」是指根據賣地條件特別條款第(60)(a)條的規定，在發展項目第一層地庫興建、建造及提供的公眾旅遊車停車場，其位置（若可在圖則上顯示）在附錄於公契的圖則上用紅色加黑色斜線顯示僅作識別之用並經由認可人士核證。

「**公眾上落貨停車場**」是指根據賣地條件特別條款第(61)(a)條的規定，在發展項目興建、建造及提供的公眾上落貨停車場。

「**黃色區域**」是指在附錄於賣地條件的圖則上以黃色顯示的區域。

第8條

政府設施物業業主的義務

除公契另有規定外，作為政府設施物業業主的財政司司長法團只負責政府設施物業（該等物件除外）的保養及管理，毋須負責發展項目餘下部分及發展項目以外任何地方、設施和服務。

第9條

公眾旅遊車停車場業主的權利與義務

(a) 須於所有時候向所有公眾人士提供公眾旅遊車停車場內所有車位用作旅遊車短期停泊，不論按小時、按日或按月或按運輸署署長書面批准的其他方式。

(b) 公眾旅遊車停車場除用作停泊根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的旅遊車外，不得用作任何其他用途，公眾旅遊車停車場尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

(c) 公眾旅遊車停車場業主不得將公眾旅遊車停車場轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置，除非整體地進行轉讓、按揭、押記、批租、分租、放棄對其管有或以其他方式處置，但公眾旅遊車停車場業主可根據上述(a)及(b)款規定的條款分租公眾旅遊車停車場的車位。

(d) 公眾旅遊車停車場業主須於所有時候在各方面按照香港目前或任何時候生效的所有與公共車輛停泊有關的條例、附例及規例，自費維護、保養、維修、運作、經營及管理公眾旅遊車停車場及其各個組成或相關部分，以達至運輸署署長滿意程度。

第17條

管理人製作周年預算

管理人須在諮詢業主委員會（若已成立）後製作下一年度的周年預算。周年預算須包括以下各部分：

(a) 第一部分（「**發展項目公用部分預算**」）須包括管理人為了全體業主的利益或為了恰當地管理發展項目和發展項目公用地方及設施而認為必須動用的一切開支，包括：-

(i) 保養、運作、維修和清潔所有發展項目公用地方及設施及其照明，以及為發展項目公用地方及設施提供及運作緊急發電機和照明；

(ii) 在發展項目公用地方及設施栽種、灌溉和保養草坪、花槽及園景區；

(iii) 所有服務發展項目公用地方及設施的電力、煤氣、供水、電話及其他公用事業設施的費用；

(iv) 為發展項目提供保安護衛服務以及僱用管理員、看更、清潔工人、升降機操作員與服務員及其他負責發展項目公用地方及設施管理和行政工作的職工的費用；

(viii) 為公用地方及設施、各單位購買保險，該等保險須按十足的新重置價值購買，尤其是針對火災或其他危險及/ 或風險及管理人造成的損失或損毀、針對第三者或公共及/ 或佔用人法律責任或僱員補償風險或管理人認為必要的任何其他保險；

(xii) 就發展項目公用地方及設施所產生的所有費用；

(xvii) 維護、維修、保養及管理公眾上落貨停車場的費用及開支；及

(xix) 保養、維修及運作該等物件，以及在與政府設施物業業主不時協定的任何保養時間表中指明的政府設施物業任何其他部分的費用及開支。

第19條

計算及支付管理開支和周年預算

(a) 管理人應不時發出書面通知指定和要求每名業主繳付其應攤付的每月管理開支或其他攤付款項。為免存疑，除第19條但書(d)規定外，公用地方及設施和政府設施物業之不可分割份數毋須攤付任何上述供款；

第19條但書(b)

作為公共運輸交匯處及公廁業主的財政司司長法團，毋須分擔管理人為了保養及管理發展項目餘下部分所產生的任何保養及管理費用，尤其是毋須支付任何就公用地方及設施（包括該等物件）所產生的保養及管理費用。

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第19條但書(c)

作為公共運輸交匯處及公廁業主的財政司司長法團，毋須支付任何資本設施基金、保險費、特別基金、泥頭清理費或類似性質的付款。

第19條但書(d)

作為綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂擁有人的財政司司長法團，只負責支付實際服務綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂或其佔用人、其傭僕、承辦商、代理或訪客使用的設施或服務的保養及管理費用，但財政司司長法團的責任須由政府產業署或署長就此目的而提名的人士決定，而且在任何情況下不得超過綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂的總樓面面積在該地段上已建或擬建的一或多座建築物的總樓面面積中所佔比例的保養及管理費用，並且由轉讓契的日期或接收綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂的日期（以較早日期為準）才開始，且除非及直至政府產業署或署長就此目的而提名的人士已經以書面方式批准該筆金額，否則財政司司長法團無責任支付任何保養及管理費用。

第19條但書(e)

作為綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂擁有人的財政司司長法團，毋須分擔發展項目任何其他部分（不論是公用地方及設施或其他）或政府產業署或署長就此目的而提名的人士認為並非直接服務或直接惠及綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂而提供的設施或服務的任何保養及管理費用。

第19條但書(f)

作為綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂擁有人的財政司司長法團，毋須支付：-

(i) 第23(a)條所指的管理費按金；

(ii) 特別基金，但第22(d)條有所規定者除外；

(iii) 有關綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂的保險費；

(iv) 第23(c)條所指的泥頭清理費；及

(v) 遲繳管理及保養費用的罰款；

或類似性質的付款。

第21條

不計入管理開支之項目

儘管公契另有規定，為免存疑，公契或任何相關分公契訂明業主應繳的管理開支並不包括以下項目：

(a) 關於或關乎完成發展項目或其任何部分或該處任何公用地方及設施或政府設施物業建築工程而在公契訂立日前招致之費用。此等費用由「第一業主」(於本條「第一業主」之釋義不包括其受讓人）獨力承擔；

第40條

管理人的權力、職能及義務

管理人負責該地段及發展項目（政府設施物業除外）的管理，其最初任期不超過兩(2)年，其後續任至根據第12條的規定終止。每名業主特此不可撤銷地委任管理人為全體業主之代理人，處理涉及公用地方及設施且按照公契條文妥為授權的任何事宜，以在《建築物管理條例》（香港法例第344章）條文的規限下，執行公契的所有條文並令其生效。除公契明確規定的其他權力外，管理人有權就或關乎該地段及發展項目（政府設施物業除外）的管理事宜，採取及辦理其認為必要或適當的所有行動及事項，包括：-

(fff) 在政府設施物業業主要求時，對政府設施物業服務進行保養，而政府設施物業業主將會向管理人補還進行該保養所產生的開支，但管理人須已向政府設施物業業主提交成本預算，並連同支持文件和政府設施物業業主認為必要的任何其他相關資料，且政府設施物業業主已書面批准該成本預算和管理人擬進行的保養工程後才可進行該保養工程；

(ggg) 在第78條的規限下，保養、管理及保持該等物件，使其保持修葺良好堅固和狀況良好；

(jjj) 除在按照批地文件得到署長事先書面同意的情況外，禁止在非建築用地一內興建或建設任何建築物或構築物或任何建築物或構築物的支撐物，但(i)公眾休憩用地(在批地文件特別條款第(20)(a)(i)條定義)(包括園景美化行人道(在批地文件特別條款第(19)(a)(i)條定義))；及(ii)用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫除外；

(kkk) 除在按照批地文件得到署長事先書面同意的情況外，禁止在非建築用地二內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物，但只用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫除外；

(lll) 准許所有公眾人士為了所有合法目的而免費及在不受任何阻礙的情況下，徒步或乘坐輪椅往復經過、途經、通過及越過非建築用地二；

(nnn) 除在按照批地文件得到署長事先書面同意的情況外，禁止在地段內的電纜留用區及黃色區域內的電纜留用區的地面或地面以上高度5.1米以內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物；

(qqq) 維護、保養、維修及管理連接點，使其保持修葺良好堅固和狀況良好，以達至署長滿意程度；

(uuu) 開放公眾上落貨停車場予所有公眾人士使用，並確保公眾上落貨停車場內所有上落客貨車位可供所有公眾人士用作車輛短期上落客貨，不論按小時或按運輸署署長書面批准的其他方式而毋須支付任何費用及收費及不受任何干擾；

(vvv) 禁止公眾上落貨停車場用作除根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的車輛上落客貨外任何其他用途，公眾上落貨停車場尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務；及

(www) 在各方面按照香港目前或任何時候生效的所有與公眾車輛上落客貨停車場有關的條例、附例及規例，維護、保養、維修、運作、經營及管理公眾上落貨停車場及其各個組成或相關部分，以達至運輸署署長滿意程度。

第50條

成立「業主委員會」

(a) 管理人必須盡快在公契訂立日後九(9)個月內召開「業主」會議(以及如有需要召開其後和繼後會議)，以組成「業主委員會」及選舉「業主委員會」主席，或委任管理委員會以根據《建築物管理條例》(香港法例第344章)組成「業主立案法團」。業主委員會的委員人數為九(9) 名，然而：

(iv) 政府設施物業業主應選出不超過一(1)名代表加入業主委員會。

第59條

決議案

(d) 業主委員會之決議案不得不利地影響政府設施物業或其任何部分的使用、運作、保養及管理。

第78條

業主（不包括作為政府設施物業業主的財政司司長法團）的賠償責任

所有業主（不包括作為政府設施物業業主的財政司司長法團）須就業主（不包括作為政府設施物業業主的財政司司長法團）或管理人未盡責管理及保養該等物件所導致或引起的一切責任、損害、開支、索償、訟費、索求、收費、訴訟或法律程序而不論其性質，向政府及財政司司長法團（作為政府設施物業的業主）作出賠償並確保其免責。

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第79條

作為政府設施物業業主的財政司司長法團獲豁免聘用被提名的承辦商

儘管公契另有明文規定，作為政府設施物業業主的財政司司長法團獲豁免聘用其他業主或管理人提名的保養或服務承辦商。

附件二甲部

4. **適用於作為政府設施物業業主的財政司司長法團的權利、特權和地役權**

(a) 儘管公契另有規定，財政司司長法團、其租客、租戶、獲許可人及獲其授權的人士和政府設施物業當時的業主或佔用人享有以下權利、特權和地役權：-

(i) 為政府設施物業取得遮蓋、支撐及保護的權利；

(ii) 於所有時候經現時或賣地條件的年期內鋪設於或穿過該地段任何部分及發展項目任何部分的溝渠、污水渠、排水渠、排煙管、管道、槽、水路、電纜、喉管、電線及其他傳導媒介，自由傳送及輸送煤氣、電力、食水、污水排放、空調、電話及所有其他服務至政府設施物業及離開政府設施物業的權利；

(iii) 於任何時候在其絕對酌情決定下自費將任何專門服務政府設施物業的服務與設施（「**政府設施物業服務**」）進行改動、改道、修改、重鋪或恢復原狀而毋須取得其他業主或管理人批准或同意，亦毋須向彼等支付任何費用的權利，但對政府設施物業服務進行任何改動、改道、修改、重鋪或恢復原狀工程期間必須採取適當及充分的預防措施，以確保不會導致位於該地段內及服務該地段的發展項目所有部分（政府設施物業除外）的服務與設施受損；

(iv) 為了正當使用及享用政府設施物業或其任何部分而前往、經過及使用公用地方及設施，以及使用和取得公用地方及設施的利益的權利；

(v) 於所有合理時間進入該地段或發展項目任何部分，不論是否隨同測量師、承辦商、工人及其他人士，亦不論是否駕駛汽車、攜帶機械、設備、物料及機器，以便在政府設施物業或其任何部分持續執行或進行保養、維修、增建及改動工程，並且對政府設施物業服務或其任何部分進行保養、維修、改動、改道、改建、重鋪及恢復原狀工程的權利；

(vi) 按署長的要求自由及不受限制地進出政府設施物業或其任何部分的通行權；

(vii) 在財政司司長法團視為適當時，於政府設施物業或其任何部分的範圍內、周圍及邊界的牆壁、支柱及其他結構項件安裝、搭建、展示、陳列、保養、維修、拆除及更新招牌及廣告的專有權利，以及為檢查、安裝、搭建、展示、陳列、保養、維修、拆除及更新此等招牌及廣告之目的前往該地段或發展項目任何部分的權利，不論是否隨同傭僕、工人及其他人士，亦不論是否攜帶機械、設備、機器及物料；

(viii) 到達固定於政府設施物業的天台板、牆壁及其他結構項件的照明管道、消防、通風及其他服務、設施、裝置、固定裝置、輔助工程、機械及物料的權利；

(ix) 於政府設施物業或其任何部分之中、周圍、之內、之上及之下的牆壁、支柱、樑、天花板、天台板、行車道或地台板及其他結構項件上改動和運作專供政府設施物業或其任何部分使用及享用的附加服務的權利，以及相關的前往該地段或發展項目任何部分的權利，不論是否隨同傭僕、工人及其他人士，亦不論是否攜帶機械、設備、機器及物料；及

(x) 署長視為必要或恰當的其他權利、特權和地役權；

但在行使本第4(a)條保留的地役權、權利和特權時，毋須取得管理人任何准許、批准或同意。

(b) 政府或財政司司長法團有權在任何時候變更或更改政府設施物業的用途，毋須取得其他業主或管理人任何批准或同意。

附件二乙部

每份不分割份數及對持有、使用、佔用和享用本身物業享有專有權的業主受以下權利及特權規限：

(e) **公眾人士對非建築用地二的權利**

賣地條件特別條款第(16)(a)條規定，公眾人士有權在所有時候為了所有合法目的而免費及在不受任何阻礙的情況下，徒步或乘坐輪椅往復經過、途經、通過及越過非建築用地二。

(f) **公眾人士對連接點的權利**

賣地條件特別條款第(22)(d)條規定，在擬建地下通道存在期間，公眾人士有權為了所有合法目的而在毋須繳付任何性質的費用下，自由地徒步或乘坐輪椅往復經過、途經、越過、通過及上落連接點，但連接點或其任何部分可在緊急情況下暫時關閉以進行保養及/或維修。

附件三第43條

非建築用地一

除在得到署長事先書面同意的情況外，不得在非建築用地一內興建或建設任何建築物或構築物或任何建築物或構築物的支撐物，但(i)公眾休憩用地(在批地文件特別條款第(20)(a)(i)條定義)(包括園景美化行人道(在批地文件特別條款第(19)(a)(i)條定義))；及(ii)用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫除外。

附件三第44條

非建築用地二

(a) 除在得到署長事先書面同意的情況外，不得在非建築用地二內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物，但只用作車輛停泊或上落客貨或用作路旁停車處上落乘客或其任何組合用途的一或多層地庫除外。

(b) 業主須在所有時候准許所有公眾人士為了所有合法目的而免費及在不受任何阻礙的情況下，徒步或乘坐輪椅往復經過、途經、通過及越過非建築用地二。

附件三第46條

該等電纜

(b) 除在按照批地文件得到署長事先書面同意的情況外，不得在地段內的電纜留用區及黃色區域內的電纜留用區的地面或地面以上高度5.1米以內興建或建造任何建築物或構築物或任何建築物或構築物的支撐物。

附件三第48條

連接點

在擬建地下通道存在期間，業主須准許所有公眾人士為了所有合法目的而在毋須繳付任何性質的費用下，自由地徒步或乘坐輪椅往復經過、途經、越過、通過及上落連接點，並且為該目的而往復經過、途經、越過及通過該地段或該地段上已建或擬建的任何建築物，但連接點或其任何部分可在緊急情況下暫時關閉以進行保養及/或維修。

附件三第53條

公眾上落貨停車場

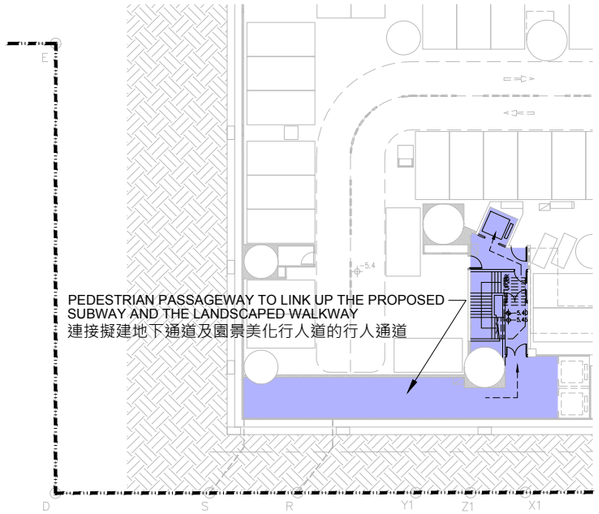
公眾上落貨停車場除用作根據《道路交通條例》、據此訂立的任何規例及任何修訂法例獲發牌的車輛上落客貨外，不得用作任何其他用途，公眾上落貨停車場尤其不得作存放、展示或展覽車輛以供出售或作他用或用作提供車輛清潔及車輛美容服務。

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

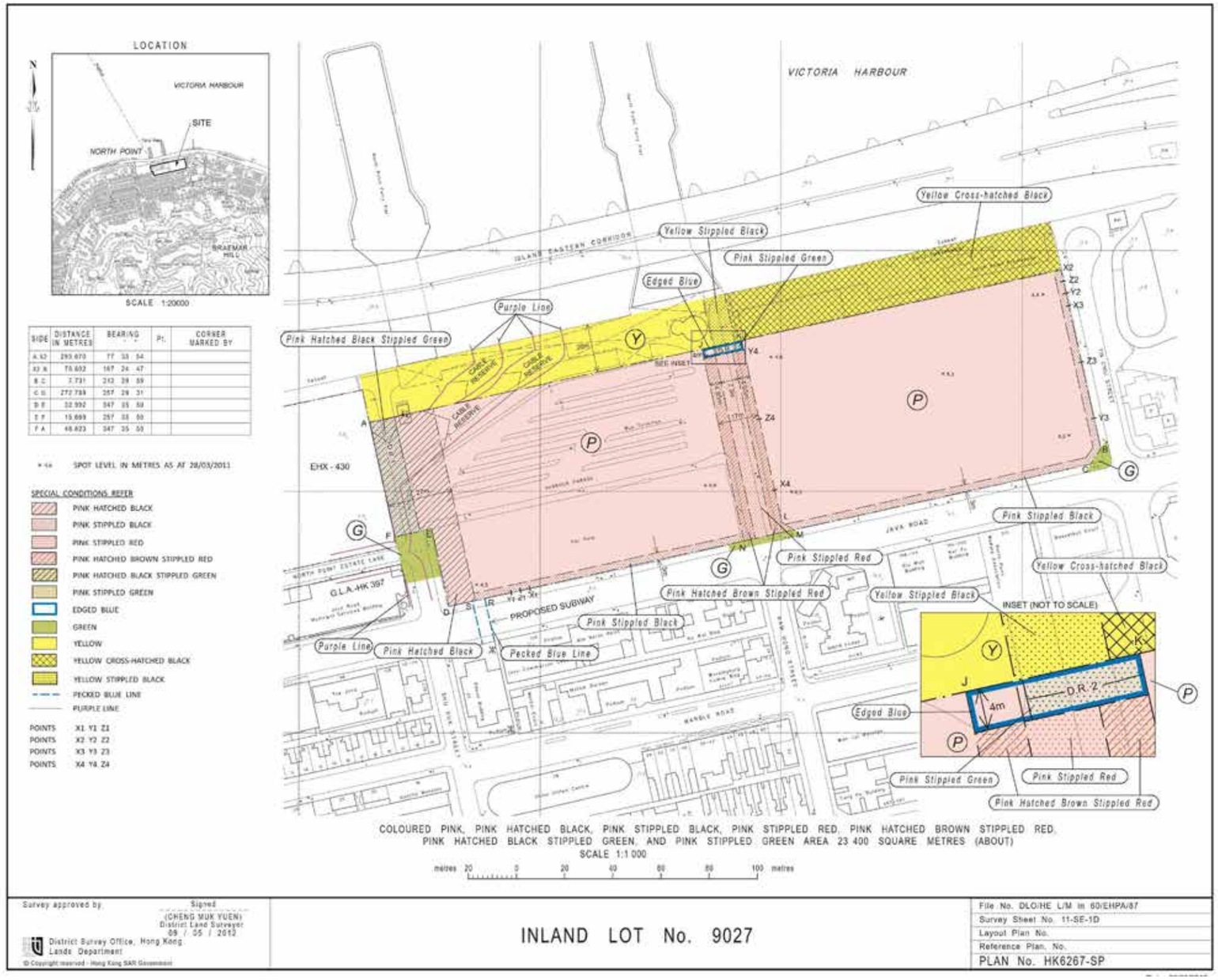
CONNECTION POINTS
連接點



G/F 地下



B2/F 地庫2層



NOTE : THIS PLAN IS EXTRACTED FROM PLAN ANNEXED TO THE LAND GRANT
註 ：此圖摘錄自附於批地文件的圖則。

- PINK HATCHED BLACK 粉紅色加黑色斜線
- PINK STIPPLED RED 粉紅色加紅點
- PINK HATCHED BROWN STIPPLED RED 粉紅色加啡色斜線及紅點
- PINK HATCHED BLACK STIPPLED GREEN 粉紅色加黑色斜線及綠點
- EDGED BLUE 藍色邊
- GREEN 綠色
- YELLOW 黃色
- YELLOW CROSS-HATCHED BLACK 黃色加黑色交叉斜線
- YELLOW STIPPLED BLACK 黃色加黑點
- BOUNDARY OF THE DEVELOPMENT 發展項目的界線
- PECKED BLUE LINE 藍色斷線
- PURPLE LINE 紫色線

NOTE : IT IS NOT PRACTICABLE TO SHOW THE RESERVED AREA STRUCTURES, THE GREEN AREAS STRUCTURES AND ITEMS ON THE ABOVE PLAN
註 ： 在切實可行範圍內未能於上圖顯示保留區域構築物、綠色區域構築物及該等物件

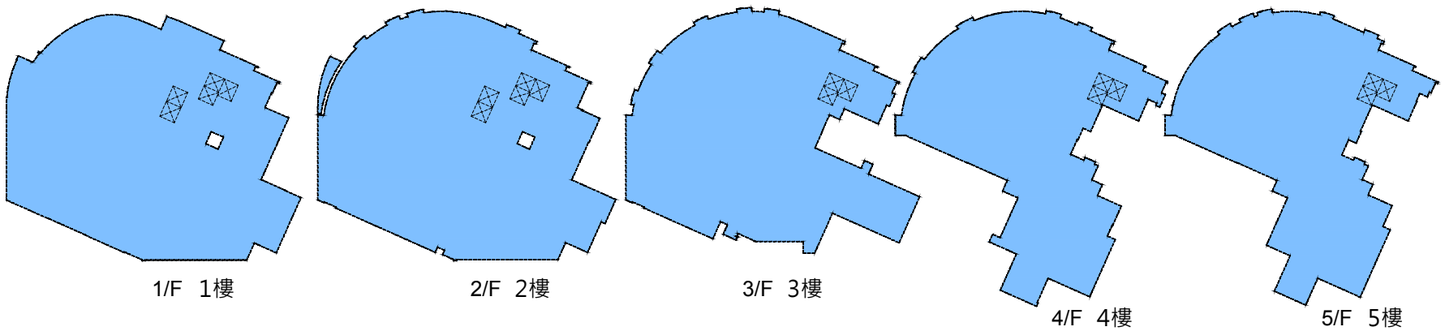
INFORMATION ON PUBLIC FACILITIES AND PUBLIC OPEN SPACES 公共設施及公眾休憩用地的資料

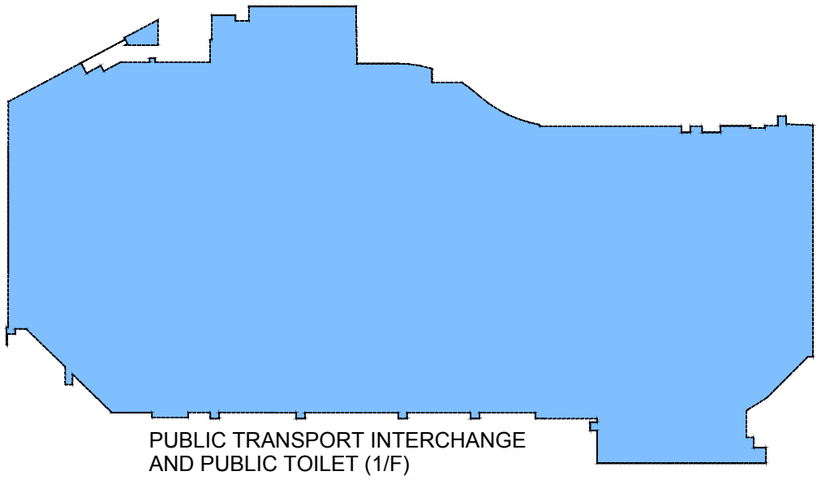
LANDSCAPED WALKWAY
園景美化行人道

PUBLIC OPEN SPACE
公眾休憩用地

BOUNDARY OF THE DEVELOPMENT
發展項目的界線

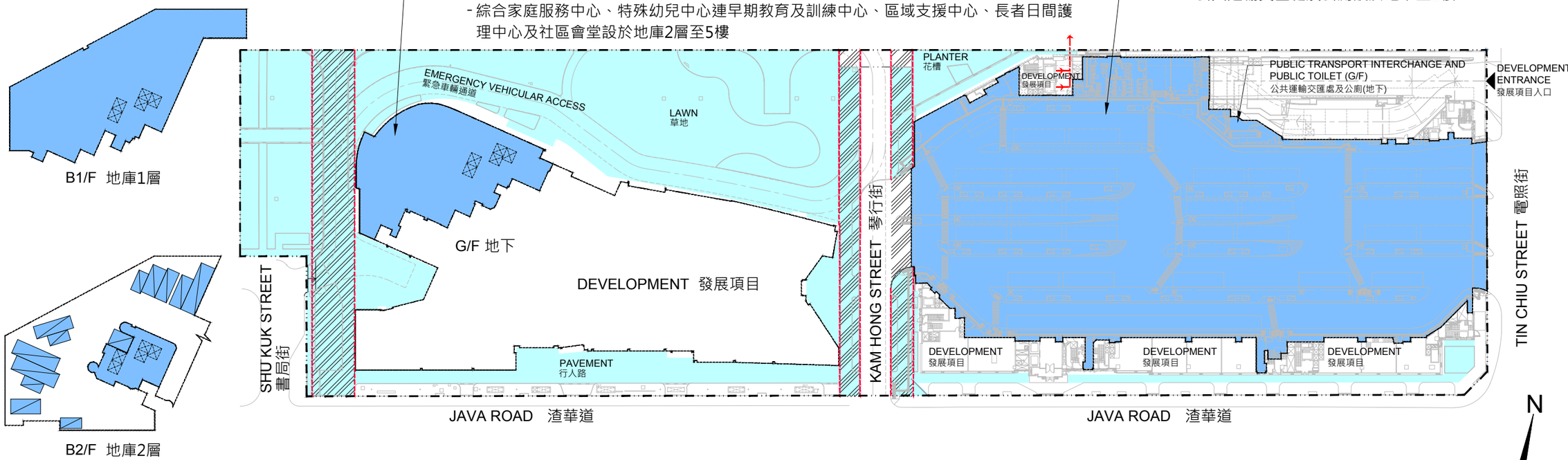
A PASSAGEWAY TO LINK UP THE 4 SPACES OF PUBLIC LOADING AND UNLOADING PARK AND THE YELLOW AREA FOR THE PURPOSE OF GOODS DELIVERY IN CONNECTION WITH THE USE OF THE SAID 4 SPACES
一條連接公眾上落貨停車場的四個車位及黃色區域的通道，藉以將該四個車位用作運送貨物





GOVERNMENT ACCOMMODATION
- THE INTEGRATED FAMILY SERVICE CENTRE, THE SPECIAL CHILD CARE CENTRE CUM EARLY EDUCATION AND TRAINING CENTRE, THE DISTRICT SUPPORT CENTRE, THE DAY CARE CENTRE FOR THE ELDERLY AND THE COMMUNITY HALL AT B2/F TO 5/F
政府設施物業
- 綜合家庭服務中心、特殊幼兒中心連早期教育及訓練中心、區域支援中心、長者日間護理中心及社區會堂設於地庫2層至5樓

GOVERNMENT ACCOMMODATION
- PUBLIC TRANSPORT INTERCHANGE AND PUBLIC TOILET AT G/F TO 1/F
政府設施物業
- 公共運輸交匯處及公廁設於地下至1樓



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

B1/F FLOOR PLAN
地庫1層平面圖

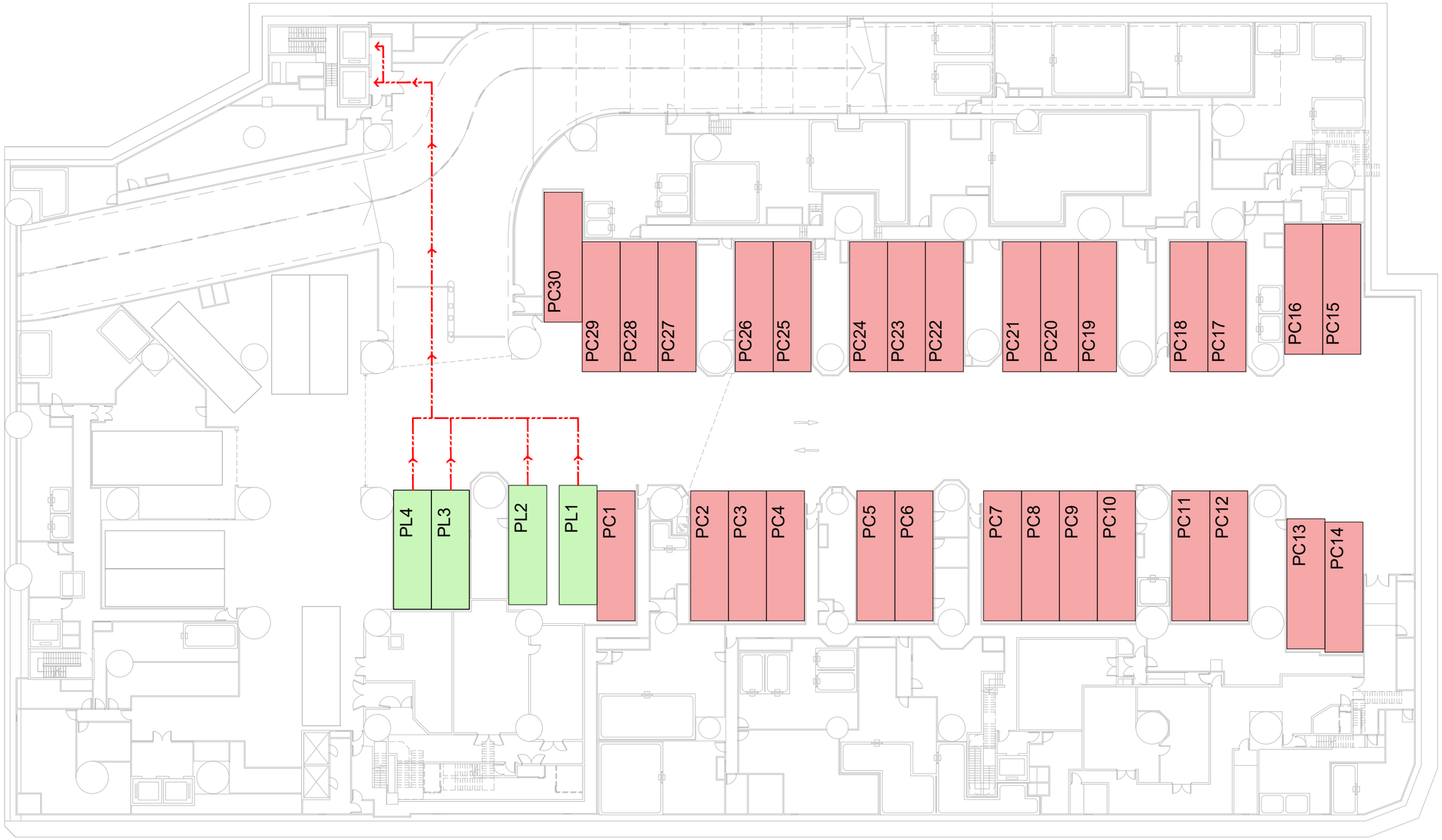
PUBLIC COACH PARK AT B1/F
地庫1層公眾旅遊車停車場

PUBLIC LOADING AND UNLOADING PARK AT B1/F
地庫1層公眾上落貨停車場

A PASSAGEWAY TO LINK UP THE 4 SPACES OF PUBLIC LOADING AND UNLOADING PARK AND THE YELLOW AREA FOR THE PURPOSE OF GOODS DELIVERY IN CONNECTION WITH THE USE OF THE SAID 4 SPACES
一條連接公眾上落貨停車場的四個車位及黃色區域的通道，藉以將該四個車位用作運送貨物



發展項目的公眾旅遊車及公眾上落貨停車場指示圖
Key Plan for Public Coach Park and Public Loading and Unloading Park in the Development



WARNING TO PURCHASERS 對買方的警告

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

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

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

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

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

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

CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

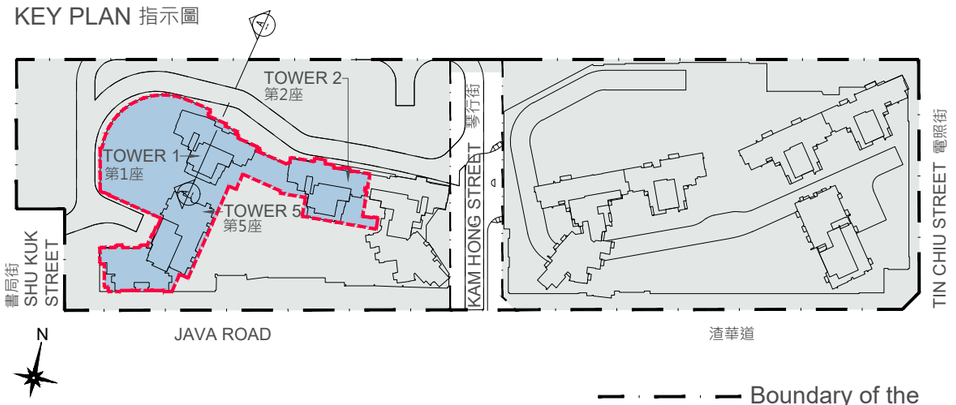
CROSS-SECTION PLAN A-A
橫截面圖 A-A

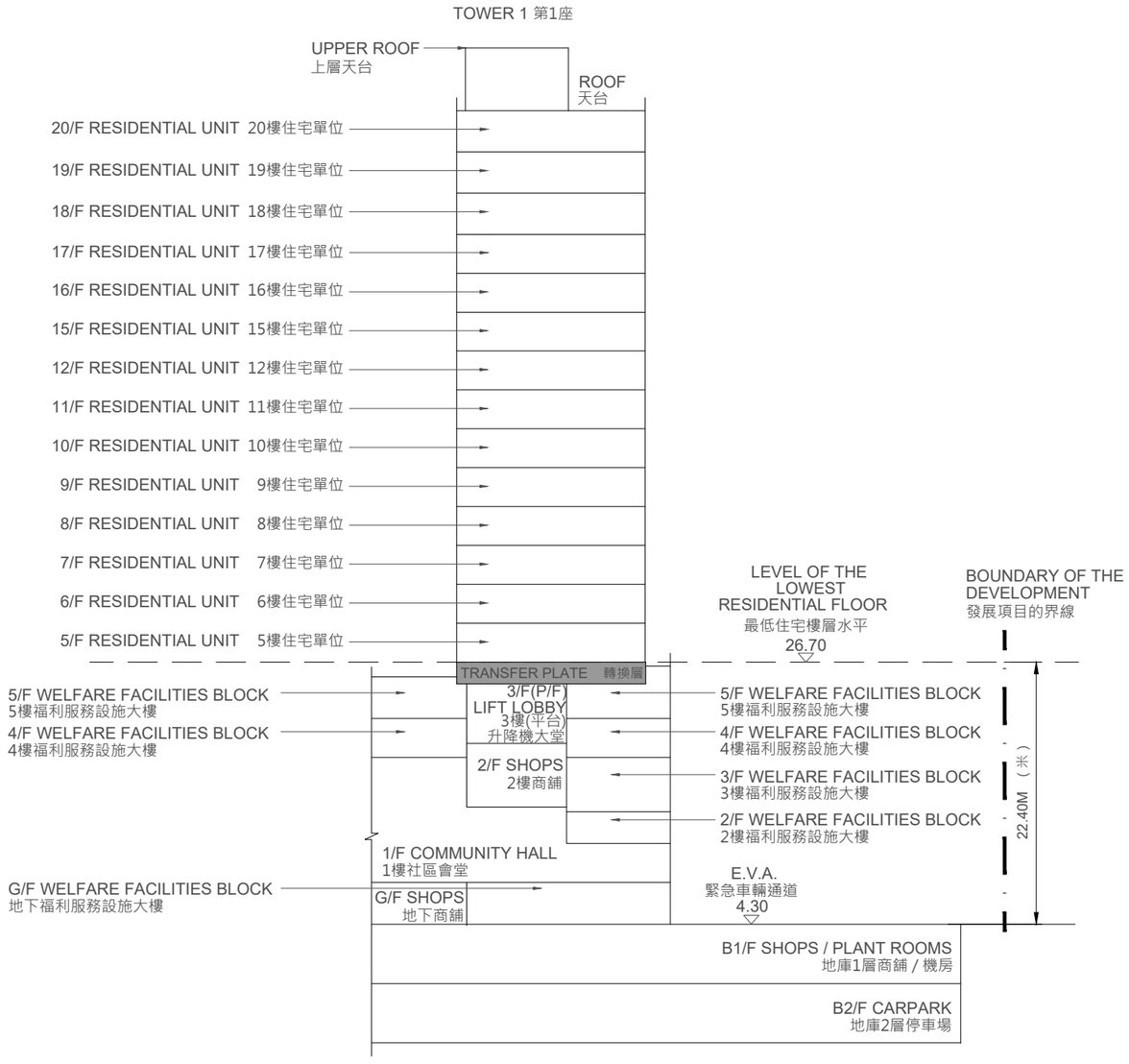
Note:

- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 4.30 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.

備註：

- 毗連建築物的一段緊急車輛通道為香港主水平基準以上4.30米。
- 虛線為最低住宅樓層水平。





CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

CROSS-SECTION PLAN B-B
橫截面圖 B-B

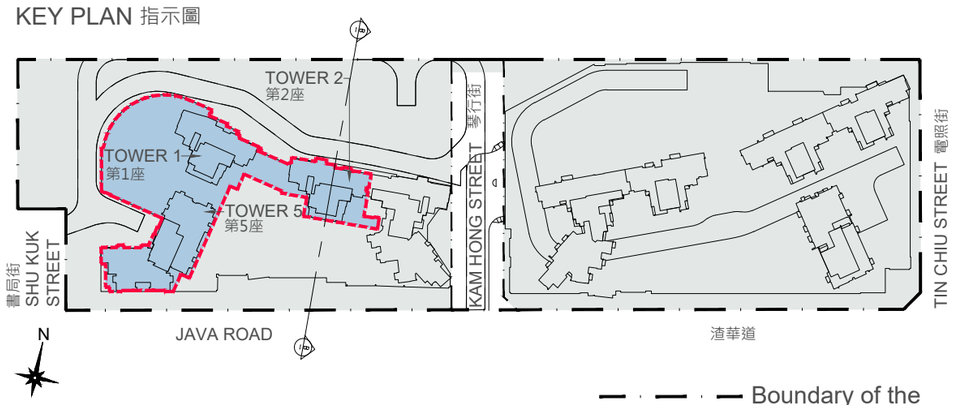
Note:

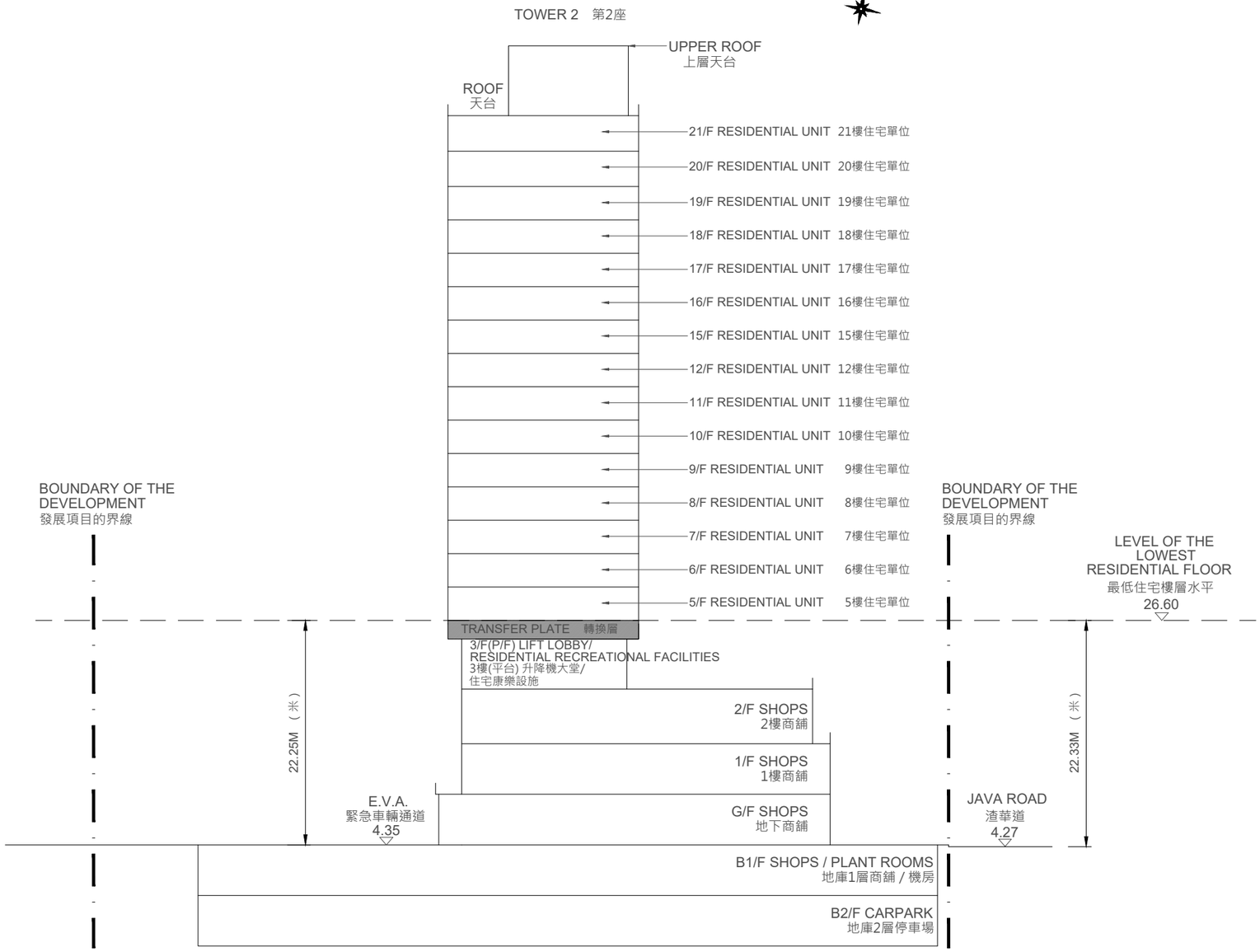
- The part of Java Road adjacent to the building is 4.27 metres above the Hong Kong Principal Datum.
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 4.35 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.

備註：

- 毗連建築物的一段渣華道為香港主水平基準以上4.27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4.35米。
- 虛線為最低住宅樓層水平。

KEY PLAN 指示圖





Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

Other Phases of the Development
發展項目的其他期數

Height (in metres) above the Hong Kong Principal Datum
香港主水平基準以上的高度(米)

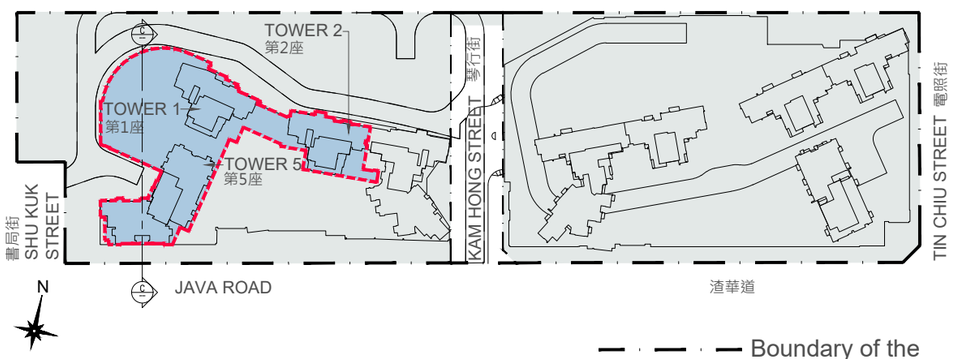
CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

CROSS-SECTION PLAN C-C
橫截面圖 C-C

Note:
- The part of Java Road adjacent to the building is 4.27 metres above the Hong Kong Principal Datum.
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 4.35 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.

備註：
- 毗連建築物的一段渣華道為香港主水平基準以上4.27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4.35米。
- 虛線為最低住宅樓層水平。

KEY PLAN 指示圖



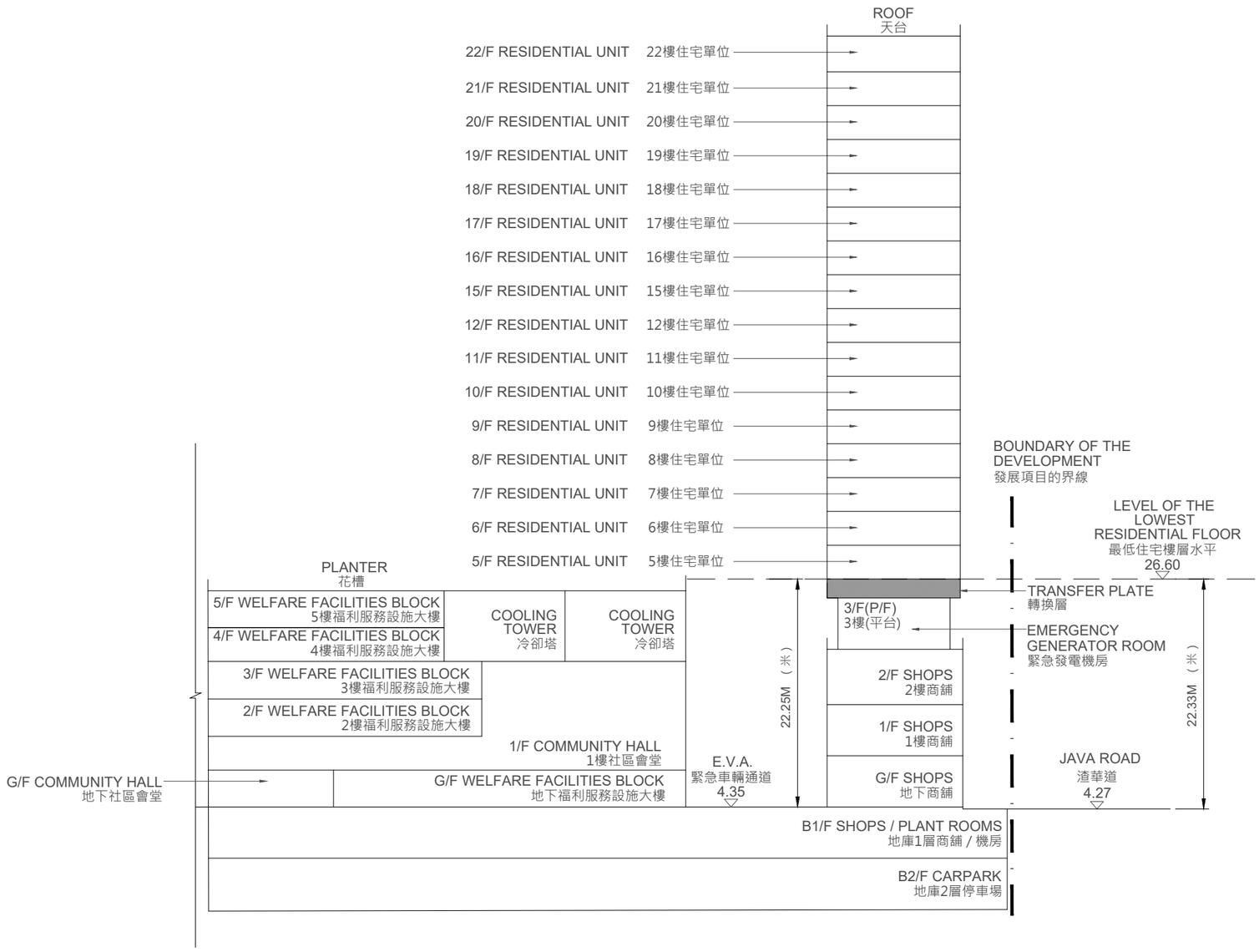
Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

Other Phases of the Development
發展項目的其他期數

Height (in metres) above the Hong Kong Principal Datum
香港主水平基準以上的高度(米)

TOWER 5 第5座



CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

CROSS-SECTION PLAN D-D
橫截面圖 D-D

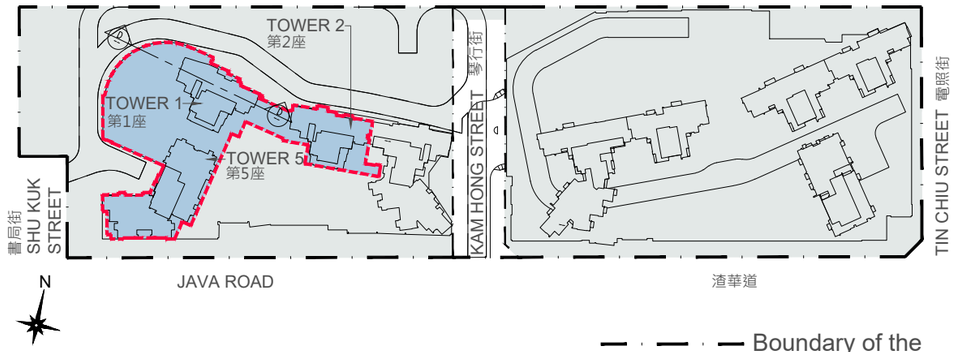
Note:

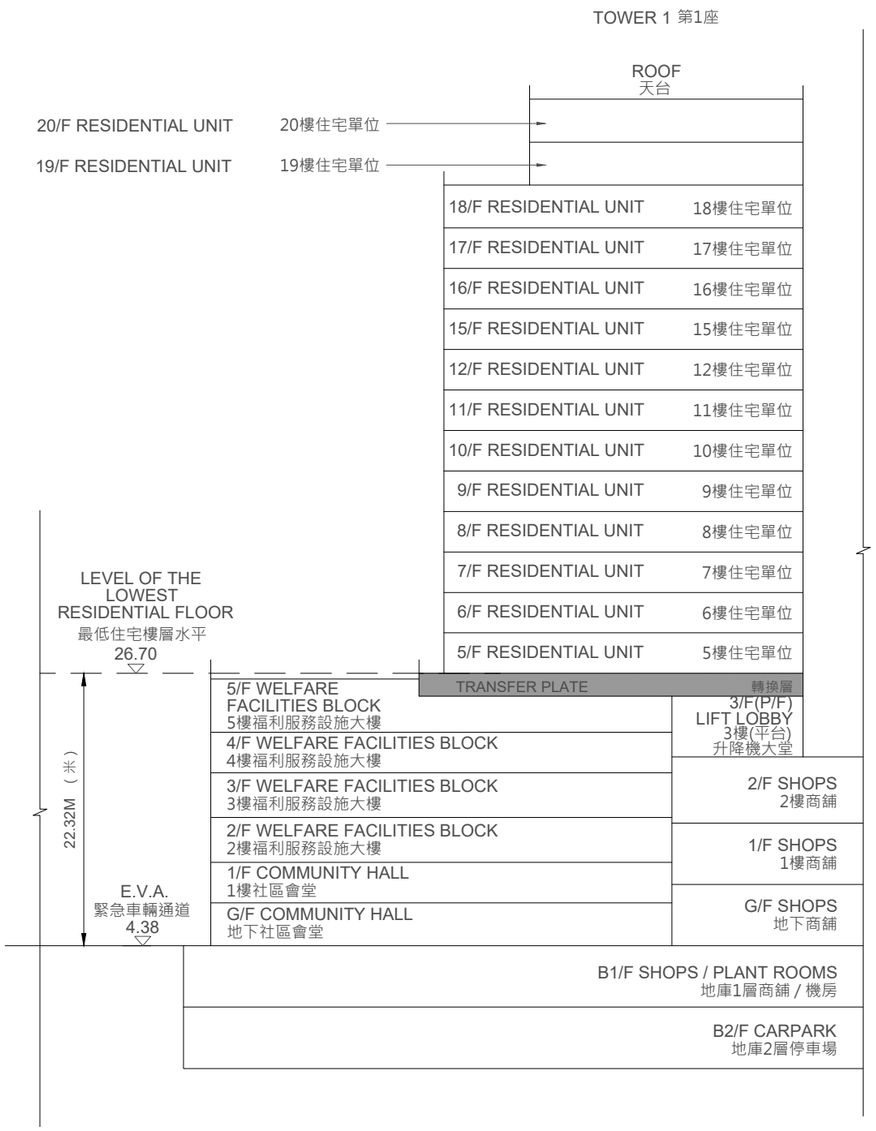
- The part of Emergency Vehicular Access (E.V.A.) adjacent to the building is 4.38 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.

備註：

- 毗連建築物的一段緊急車輛通道為香港主水平基準以上4.38米。
- 虛線為最低住宅樓層水平。

KEY PLAN 指示圖





Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

Other Phases of the Development
發展項目的其他期數

Height (in metres) above the Hong Kong Principal Datum
香港主水平基準以上的高度(米)

CROSS-SECTION PLAN OF BUILDING IN THE PHASE 期數中的建築物的橫截面圖

CROSS-SECTION PLAN E-E
橫截面圖 E-E

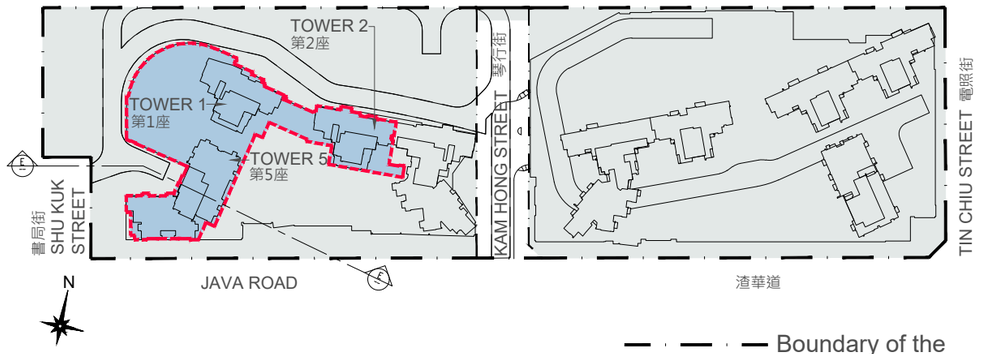
Note:

- The part of Java Road adjacent to the building is 4.27 metres above the Hong Kong Principal Datum.
- The part of Shu Kuk Street adjacent to the building is 4.18 metres above the Hong Kong Principal Datum.
- Dotted line denotes the lowest residential floor.

備註：

- 毗連建築物的一段渣華道為香港主水平基準以上4.27米。
- 毗連建築物的一段書局街為香港主水平基準以上4.18米。
- 虛線為最低住宅樓層水平。

KEY PLAN 指示圖

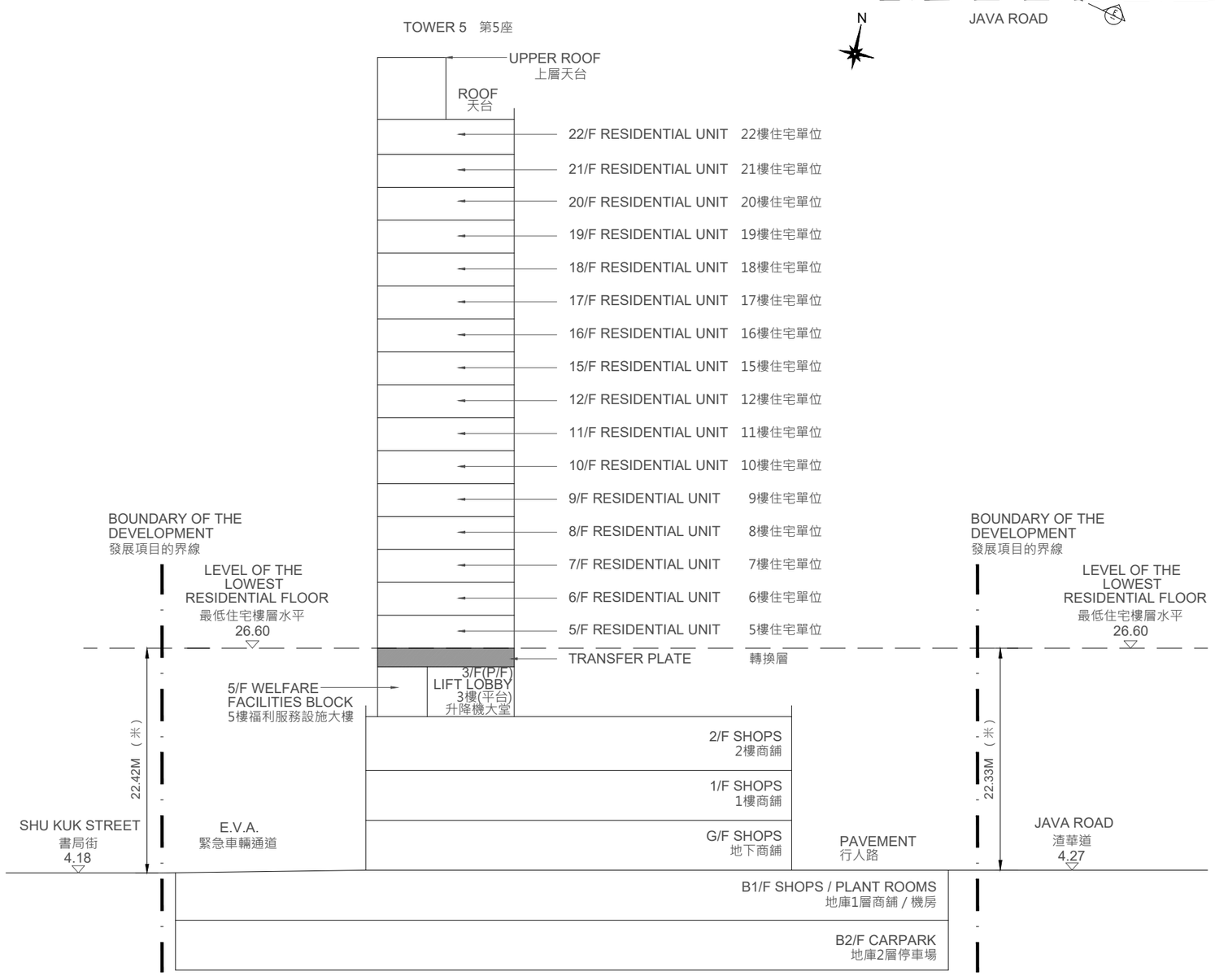


Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

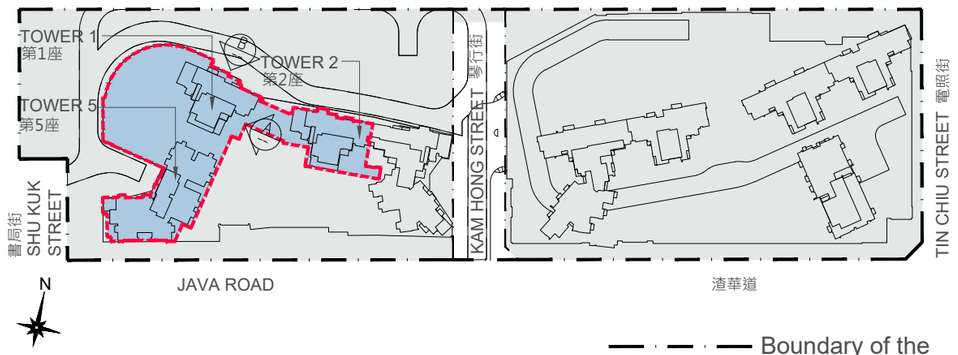
Other Phases of the Development
發展項目的其他期數

Height (in metres) above the Hong Kong Principal Datum
香港主水平基準以上的高度(米)

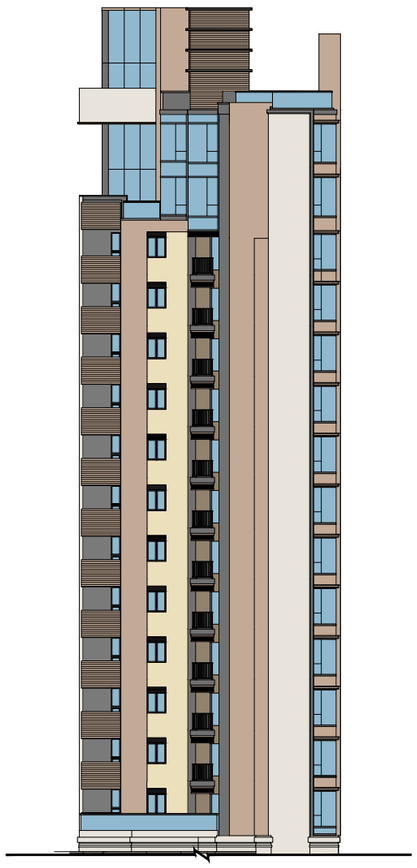


ELEVATION PLAN 立面圖

KEY PLAN 指示圖

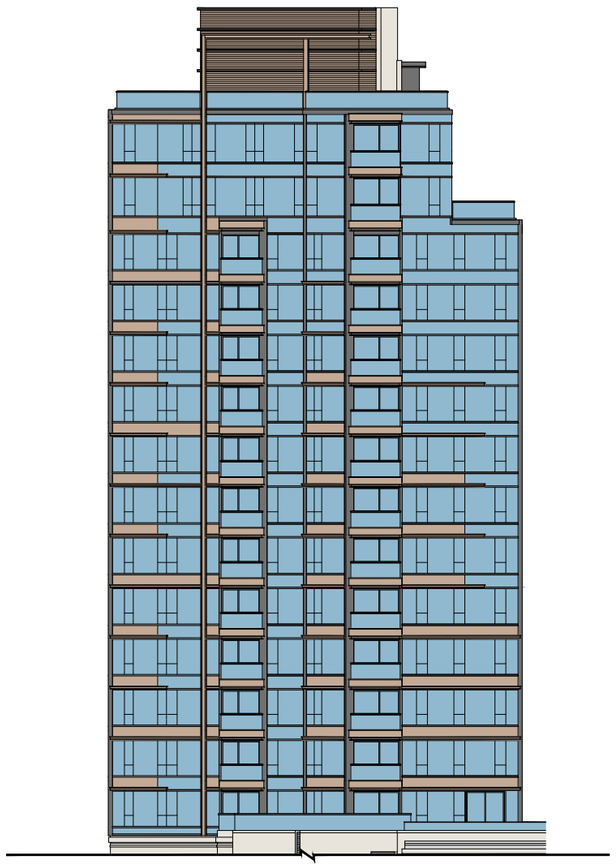


TOWER 1 第1座



ELEVATION A 立面圖 A

TOWER 1 第1座



ELEVATION B 立面圖 B

Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

Other Phases of the Development
發展項目的其他期數

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 8 April 2020; and

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

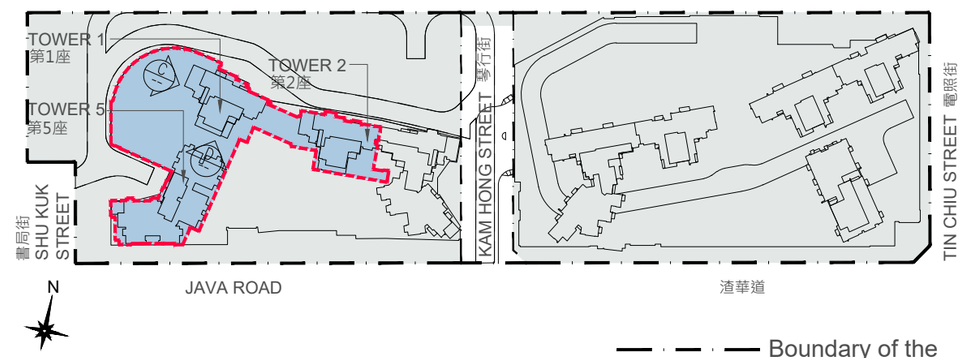
期數的認可人士證明本圖顯示的立面:

(a)以2020年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備;及

(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖

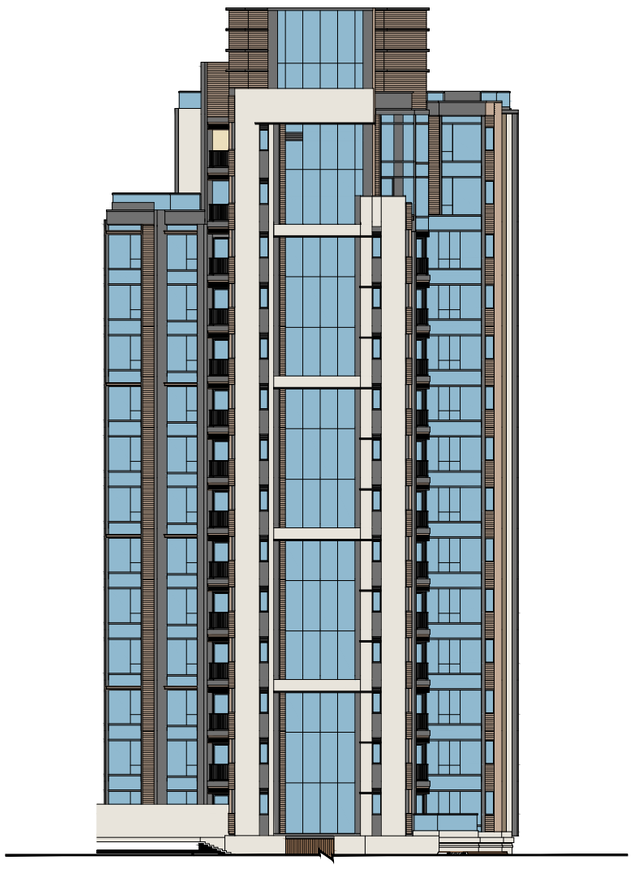


TOWER 1　第1座



ELEVATION C 立面圖 C

TOWER 1　第1座



ELEVATION D 立面圖 D

Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

Other Phases of the Development
發展項目的其他期數

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 21 July 2020; and

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

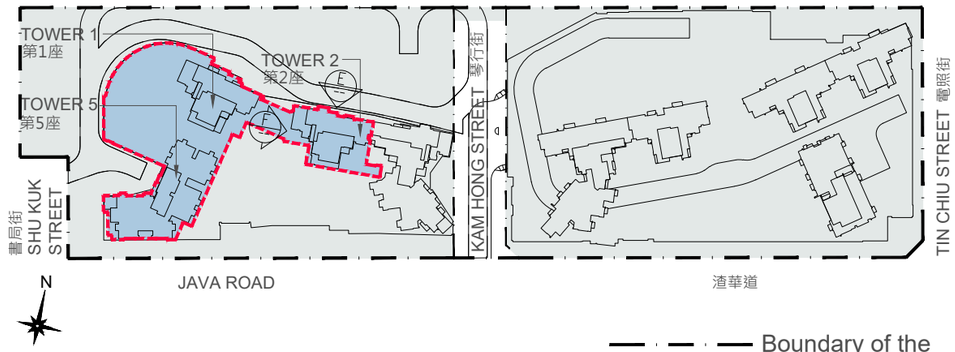
期數的認可人士證明本圖顯示的立面:

(a)以2020年7月21日的情況為準的期數的經批准的建築圖則為基礎擬備;及

(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖

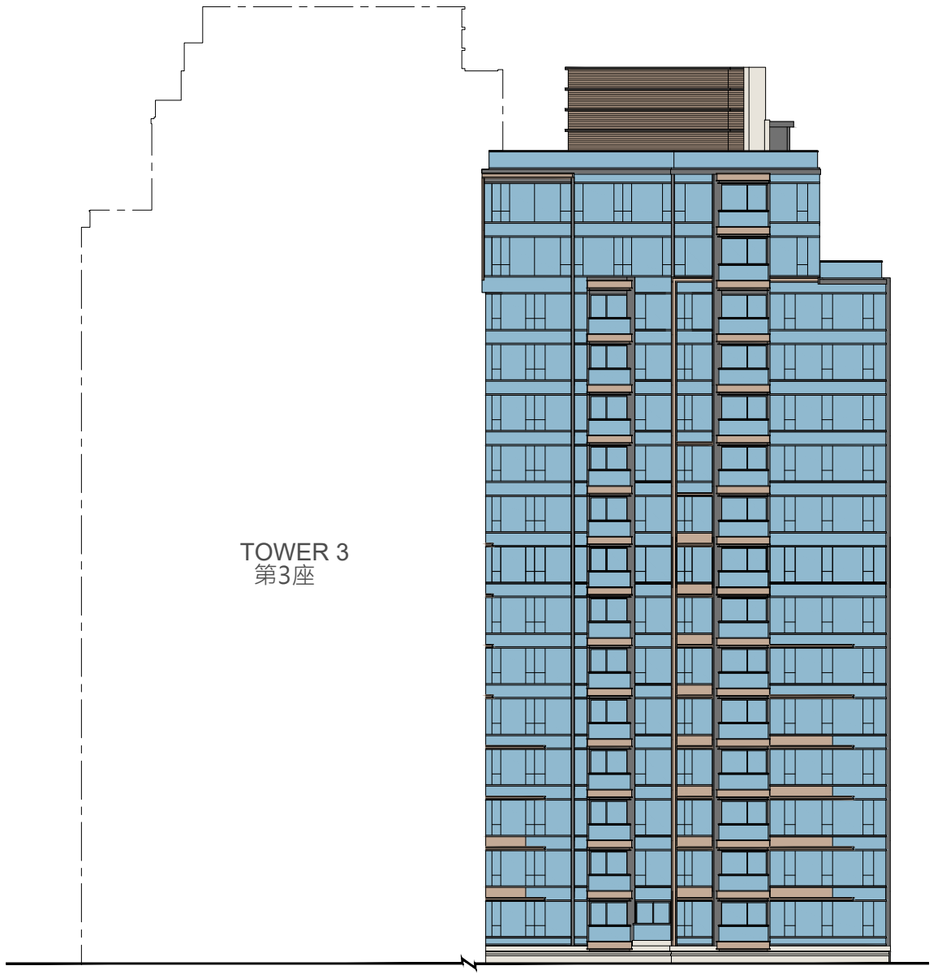


Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

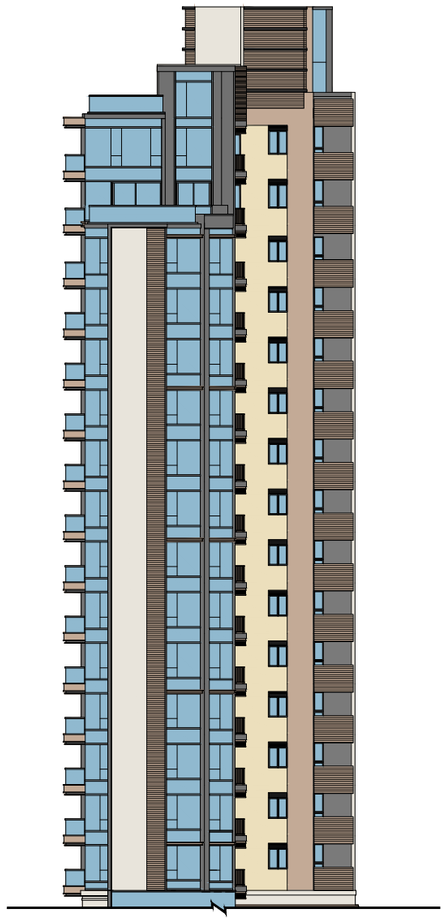
Other Phases of the Development
發展項目的其他期數

TOWER 2 第2座



ELEVATION E 立面圖 E

TOWER 2 第2座



ELEVATION F 立面圖 F

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 8 April 2020; and

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

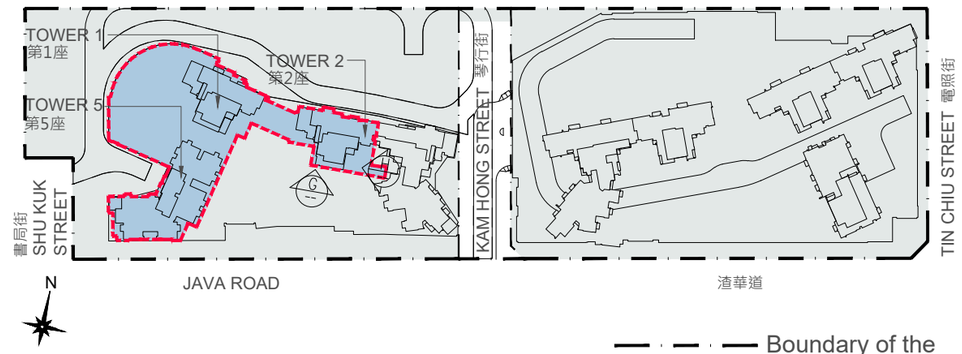
期數的認可人士證明本圖顯示的立面:

(a)以2020年4月8日的情況為準的期數的經批准的建築圖則為基礎擬備;及

(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖

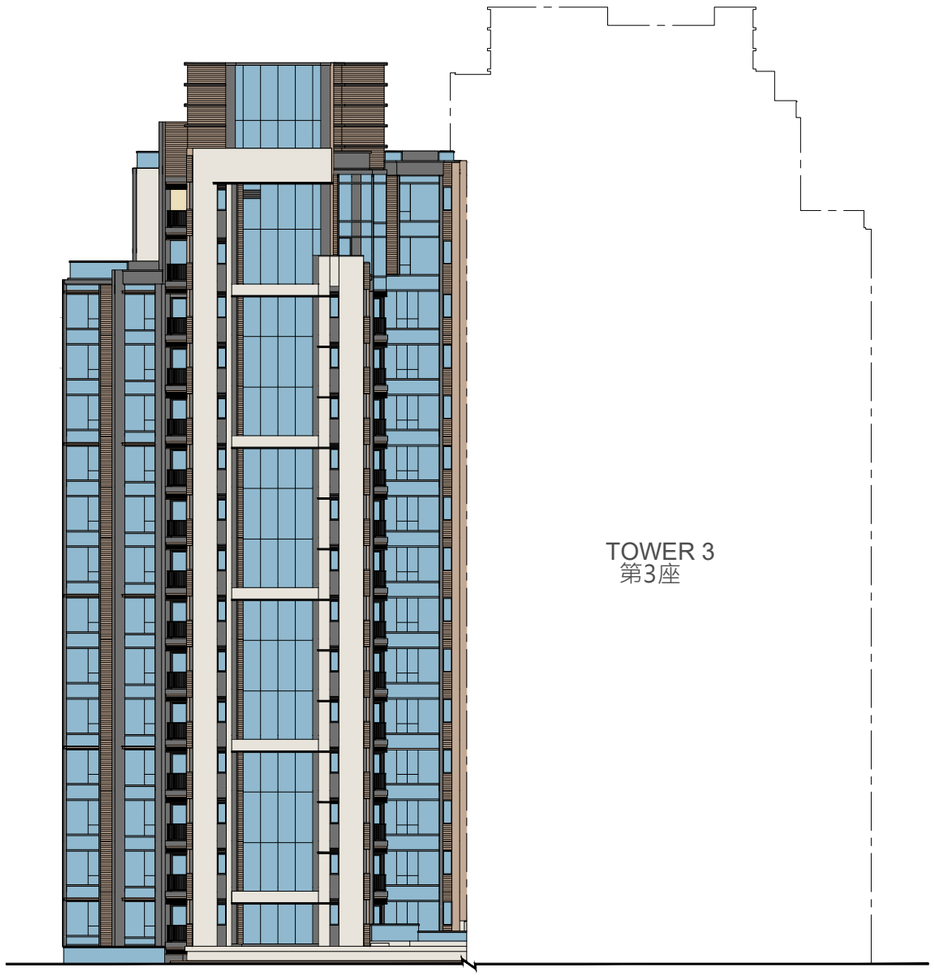


Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

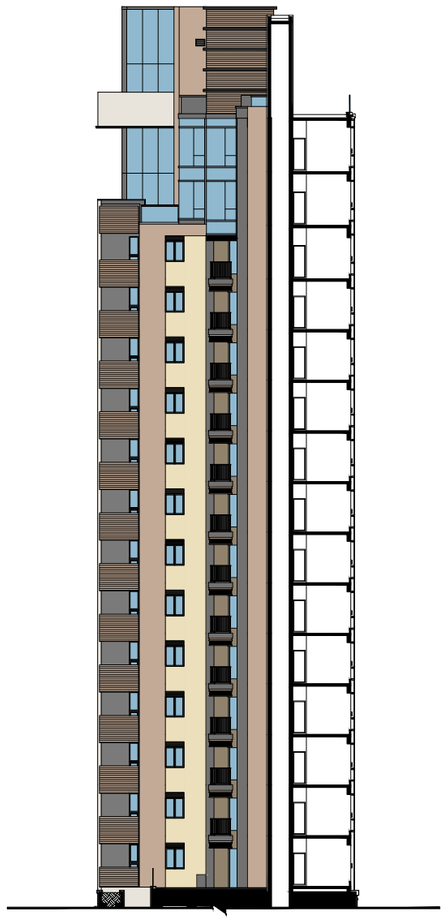
Other Phases of the Development
發展項目的其他期數

TOWER 2 第2座



ELEVATION G 立面圖 G

TOWER 2 第2座



ELEVATION H 立面圖 H

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 21 July 2020; and

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

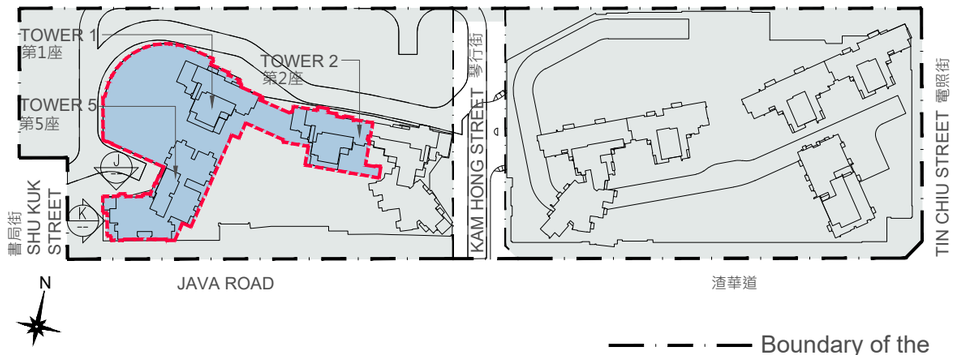
期數的認可人士證明本圖顯示的立面:

(a)以2020年7月21日的情況為準的期數的經批准的建築圖則為基礎擬備;及

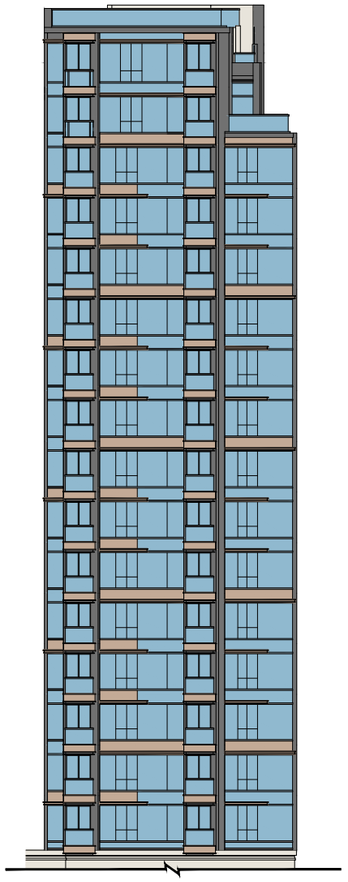
(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖

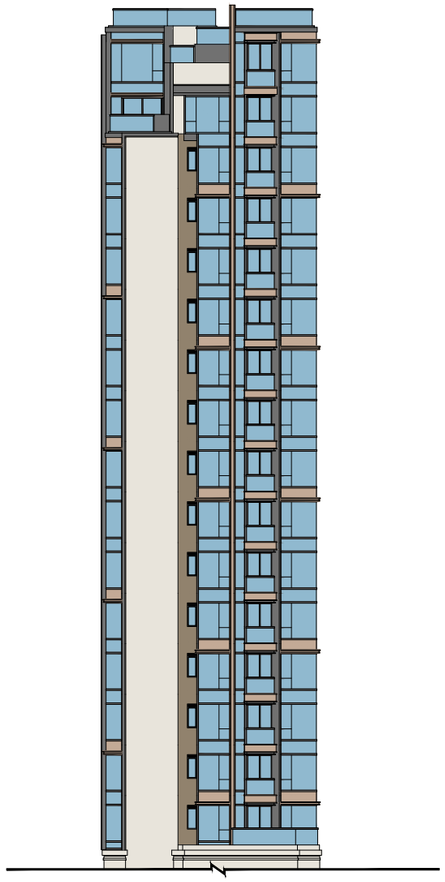


TOWER 5 第5座



ELEVATION J 立面圖 J

TOWER 5 第5座



ELEVATION K 立面圖 K

Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

Other Phases of the Development
發展項目的其他期數

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 21 July 2020; and

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

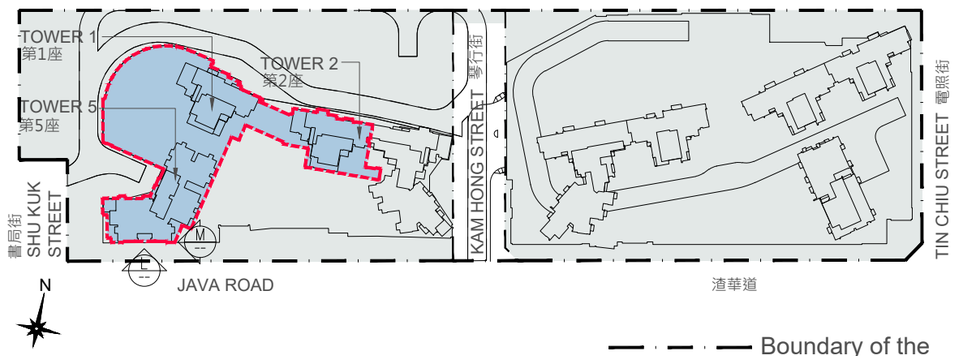
期數的認可人士證明本圖顯示的立面:

(a)以2020年7月21日的情況為準的期數的經批准的建築圖則為基礎擬備;及

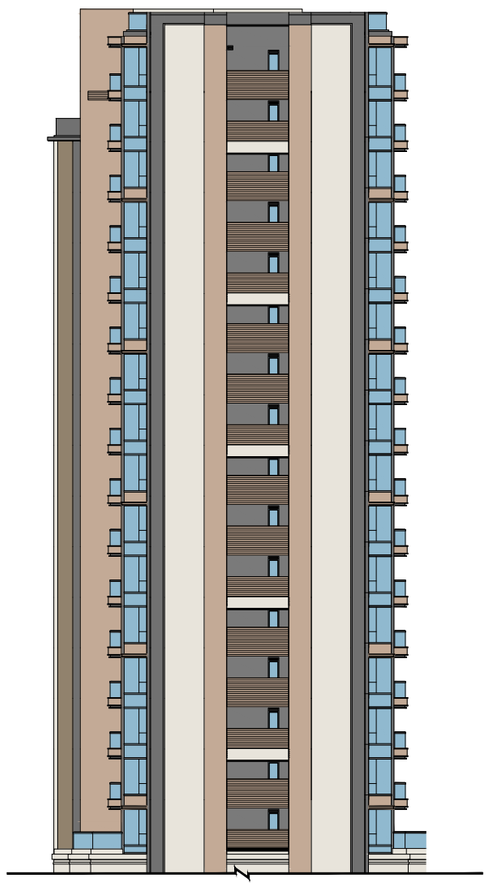
(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖

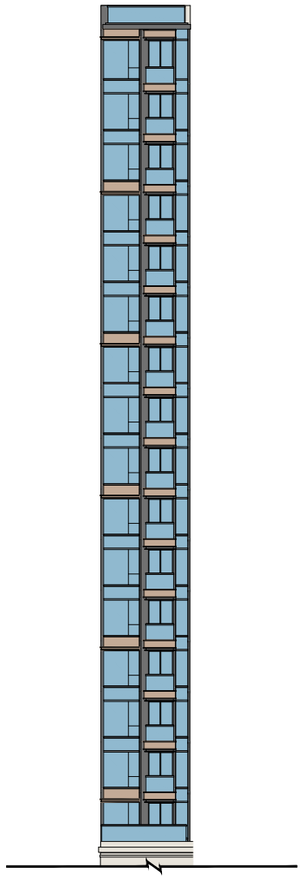


TOWER 5 第5座



ELEVATION L 立面圖 L

TOWER 5 第5座



ELEVATION M 立面圖 M

Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

Other Phases of the Development
發展項目的其他期數

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 29 January 2021; and

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

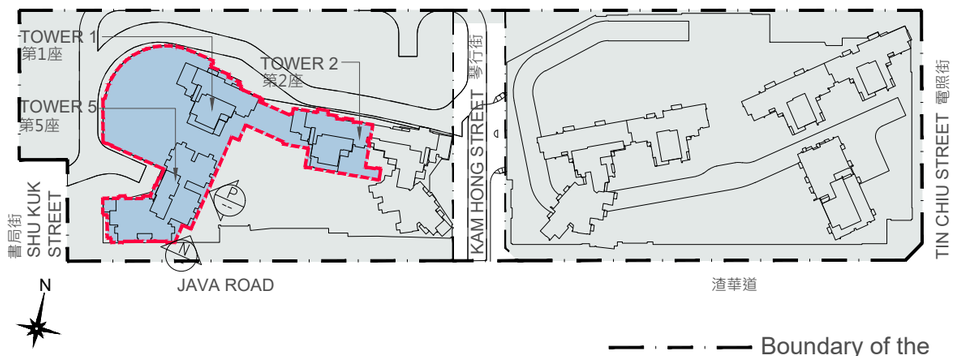
期數的認可人士證明本圖顯示的立面:

(a)以2021年1月29日的情況為準的期數的經批准的建築圖則為基礎擬備;及

(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖

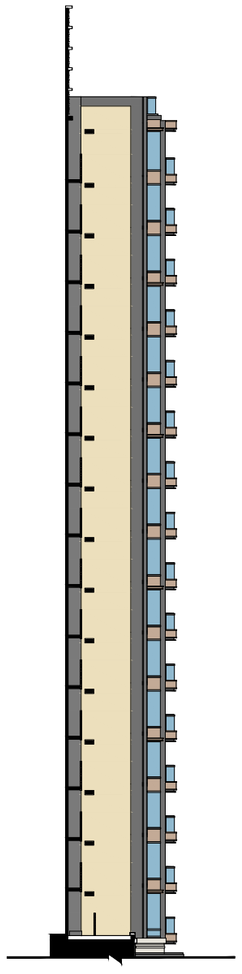


Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

Other Phases of the Development
發展項目的其他期數

TOWER 5 第5座



ELEVATION N 立面圖 N

TOWER 5 第5座



ELEVATION P 立面圖 P

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 21 July 2020 and 29 January 2021; and

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

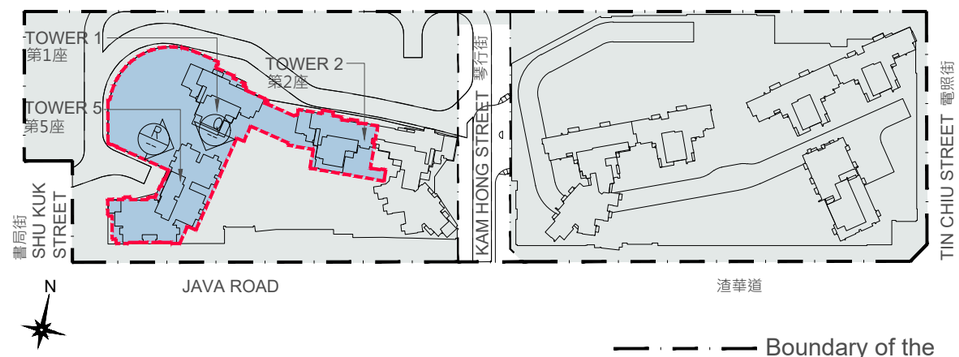
期數的認可人士證明本圖顯示的立面:

(a)以2020年7月21日及2021年1月29日的情況為準的期數的經批准的建築圖則為基礎擬備;及

(b)大致上與期數的外觀一致。

ELEVATION PLAN 立面圖

KEY PLAN 指示圖



Boundary of the Development
發展項目的界線

Phase 2B-3 of the Development
發展項目第2B-3期

Other Phases of the Development
發展項目的其他期數

TOWER 5 第5座



ELEVATION Q 立面圖 Q

TOWER 5 第5座



ELEVATION R 立面圖 R

Authorized person for the Phase certified that the elevations shown on this plan:

(a) are prepared on the basis of the approved building plans for the Phase as of 21 July 2020 and 29 January 2021; and

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

期數的認可人士證明本圖顯示的立面:

(a)以2020年7月21日及2021年1月29日的情況為準的期數的經批准的建築圖則為基礎擬備;及

(b)大致上與期數的外觀一致。

INFORMATION ON COMMON FACILITIES IN THE PHASE 期數中的公用設施的資料

Description 描述		**Covered** 有上蓋遮蓋	**Uncovered** 無上蓋遮蓋	**Total Area** 總面積
Residents' Clubhouse (including any recreational facilities for residents' use) 住客會所（包括供住客使用的任何康樂設施）	sq. ft. 平方呎	9917	N/A 不適用	9917
	sq. m. 平方米	921.299	N/A 不適用	921.299
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 Phase (whether known as a communal sky garden or otherwise) 位於期數中的建築物的天台或在天台和最低一層住宅樓層之間的任何一層的、供住客使用的公用花園或遊樂地方（不論是稱為公用空中花園或有其他名稱）	sq. ft. 平方呎	N/A 不適用	N/A 不適用	N/A 不適用
	sq. m. 平方米	N/A 不適用	N/A 不適用	N/A 不適用
Communal garden or play area for residents' use below the lowest residential floor of a building in the Phase (whether known as a covered and landscaped play area or otherwise) 位於期數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	783	8452	9235
	sq. m. 平方米	72.785	785.183	857.968

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

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

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

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

2. A copy of every deed of mutual covenant in respect of the residential property that has been executed and 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 are available for inspection at the place at which the residential property is offered to be sold.

3. The inspection is free of charge.

1. 備有關乎本發展項目的分區計劃大綱圖的文本供閱覽的互聯網網站的網址為www.ozp.tpb.gov.hk。

2. 關於住宅物業的每一已簽立的公契的文本及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。

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

1. Exterior Finishes

Item		Description		
a.	External wall	Type of finishes	Podium	Glass wall, glass cladding, tiles, aluminum cladding, natural stone cladding, aluminum grille, aluminum louvre, vertical greenery, metal grille
			Residential Towers	Glass curtain wall, glass cladding, aluminum window, tiles, aluminum cladding, natural stone cladding, aluminum grille, aluminum louvre
b.	Window	Material of frame	Fluorocarbon coated aluminum frame	
		Material of glass	Tempered glass, heat strengthened glass, acid etched heat strengthened glass, insulated glazing unit (IGU) with low-e coating, laminated glass, laminated glass with low-e coating	
c.	Bay window	Material of bay window	Not applicable	
		Finishes of window sill	Not applicable	
d.	Planter	Type of finishes	Tiles, natural stone	
e.	Verandah or Balcony	Type of finishes of Balcony	Balcony : Installed with laminated tempered glass balustrade with aluminum railing and natural stone coping Floor : Natural stone Wall : Aluminum cladding Ceiling : Aluminum ceiling panel	
		Whether Balcony is covered	Balcony is covered	
		Verandah	Not applicable	
f.	Drying facilities for clothing	Type	Not applicable	
		Material	Not applicable	

1. 外部裝修物料

細項		描述		
a.	外牆	裝修物料的類型	基座	玻璃牆、玻璃覆蓋層、瓦、鋁質覆蓋層、天然石覆蓋層、鋁質格柵、鋁質百葉、垂直綠化牆、金屬格柵
			住宅大廈	玻璃幕牆、玻璃覆蓋層、鋁窗、瓦、鋁質覆蓋層、天然石覆蓋層、鋁質格柵、鋁質百葉
b.	窗	框的用料	氟碳噴塗鋁質框	
		玻璃的用料	鋼化玻璃、熱硬化玻璃、酸蝕面熱硬化玻璃、雙層中空玻璃配低輻射鍍膜、夾層玻璃、夾層玻璃配低輻射鍍膜	
c.	窗台	窗台的用料	不適用	
		窗台板的裝修物料	不適用	
d.	花槽	裝修物料的類型	瓦、天然石	
e.	陽台或露台	露台裝修物料的類型	露台：裝有夾層鋼化玻璃連鋁質欄杆及天然石蓋頂 地台：天然石 牆身：鋁質覆蓋層 天花：鋁質天花板	
		露台是否有蓋	露台有蓋	
		陽台	不適用	
f.	乾衣設施	類型	不適用	
		用料	不適用	

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

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
a.	Lobby	Type of finishes of B2/F, G/F and 3/F residential shuttle lift lobby	Natural stone, mirror panel with stainless steel frame, wallpaper finish and glass finish	Natural stone	Gypsum board with emulsion paint and wallpaper finish
		Type of finishes of each fireman's lift lobby (Applicable to 3/F and floors above)	Ceramic tile	Ceramic tile	Fire-rated board with emulsion paint
		Type of finishes of lobby (Applicable to 5/F and floors above of Tower 1, 2)	Natural stone, stainless steel panel, mirror finish with stainless steel frame and timber veneered on exposed surfaces	Natural stone	Gypsum board with emulsion paint
		Type of finishes of lift lobby (Applicable to 5/F and floors above of Tower 5)	Natural stone, metal screen, wallpaper finish, laminated glass, glass finish with stainless steel frame and timber veneered on exposed surfaces	Natural stone	Gypsum board with emulsion paint and aluminum false ceiling
		Type of finishes of 3/F entrance lift lobby of each Tower	Natural stone, wallpaper finish, glass and mirror panel with stainless steel frame and timber veneered	Natural stone	Gypsum board with emulsion paint

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
a.	大堂	地庫 2 層、地下及 3 樓住宅穿梭升降機大堂裝修物料的類型	天然石、鏡飾面板連不銹鋼框、牆紙飾面及玻璃飾面	天然石	石膏板面髹上乳膠漆及牆紙飾面
		各層消防員升降機大堂裝修物料的類型 (適用於 3 樓及以上樓層)	瓷磚	瓷磚	防火板面髹上乳膠漆
		大堂裝修物料的類型 (適用於第 1、2 座 5 樓及以上樓層)	於外露位置裝設天然石、不銹鋼飾面板、鏡飾面連不銹鋼框及木皮飾面	天然石	石膏板面髹上乳膠漆
		升降機大堂裝修物料的類型 (適用於第 5 座 5 樓及以上樓層)	於外露位置裝設天然石、金屬屏風、牆紙飾面、夾層玻璃、玻璃飾面連不銹鋼框及木皮飾面	天然石	石膏板面髹上乳膠漆及鋁質假天花
		各座 3 樓入口升降機大堂裝修物料的類型	天然石、牆紙飾面、玻璃及鏡飾面板連不銹鋼框及木皮飾面	天然石	石膏板面髹上乳膠漆

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

2. Interior Finishes

Item		Description		
			Wall	Ceiling
b.	Internal wall and ceiling	Type of finishes of Living Room and Dining Room	Emulsion paint For the following flat, finished with timber veneer, natural stone, mirror, glass, metal and decorative paint in Living Room and Dining Room; finished with timber veneer, decorative paint and leather in area adjoining Master Bathroom: Tower 1: Flat A on 19/F For the following flat, finished with timber veneer, natural stone, mirror, glass, metal and decorative paint in Living Room and Dining Room; partially finished with timber veneer, wallpaper and decorative paint in area adjoining corridor; finished with wallpaper in area adjoining Bathroom 2; partially finished with timber veneer, metal and leather in area adjoining Master Bathroom: Tower 1: Flat A on 20/F For following flats, partially finished with timber veneered panel, mirror panel and stainless steel panel: Tower 5: Flat C, E, F, H, J on 5/F-12/F, 15/F-22/F; Flat D on 5/F-12/F, 15/F-19/F, 21/F-22/F For following flat, partially finished with timber veneered, natural stone, metal and mirror finish: Tower 5: Flat D on 20/F For following flats, partially finished with timber veneered panel and stainless steel panel: Tower 5: Flat K, L on 5/F-12/F, 15/F-22/F	Emulsion paint where exposed, gypsum board bulkhead finished with emulsion paint and aluminum ceiling (Applicable to all flats, except Flat A on 19/F-20/F of Tower 1 and Flat G on 20/F of Tower 5) Gypsum board false ceiling and bulkhead finished with emulsion paint, decorative paint and metal in Living Room, Dining Room and area adjoining Master Bathroom (Applicable to Flat A on 19/F of Tower 1) Gypsum board false ceiling and bulkhead finished with emulsion paint, decorative paint and metal in Living Room, Dining Room, area adjoining Master Bathroom and area adjoining corridor; gypsum board false ceiling and bulkhead finished with emulsion paint and metal in area adjoining Bathroom 2 (Applicable to Flat A on 20/F of Tower 1)

2. 室內裝修物料

細項		描述		
			牆壁	天花板
b.	內牆及天花板	客廳及飯廳裝修物料的類型	乳膠漆 以下單位之客廳及飯廳部份位置設有木皮飾面、天然石、鏡、玻璃、金屬及裝飾油漆；與主人浴室相鄰的區域牆身位置設有木皮飾面、裝飾油漆及皮革： 第 1 座：19 樓 A 單位 以下單位之客廳及飯廳牆身位置設有木皮飾面、天然石、鏡、玻璃、金屬及裝飾油漆；與走廊相鄰的區域部份牆身位置設有木皮飾面、牆紙及裝飾油漆；與浴室 2 相鄰的區域牆身位置設有牆紙；與主人浴室相鄰的區域部份牆身位置設有木皮飾面、金屬及皮革： 第 1 座：20 樓 A 單位 以下單位之部份牆身位置設有木皮飾面板、鏡飾面板及不銹鋼飾面板： 第 5 座：5 樓至 12 樓、15 樓至 22 樓 C、E、F、H、J 單位；5 樓至 12 樓、15 樓至 19 樓、21 樓至 22 樓 D 單位 以下單位之部份牆身位置設有木皮飾面、天然石, 金屬及鏡飾面： 第 5 座：20 樓 D 單位 以下單位之部份牆身位置設有木皮飾面板及不銹鋼飾面板： 第 5 座：5 樓至 12 樓、15 樓至 22 樓 K、L 單位	外露天花髹上乳膠漆、石膏板假樑髹上乳膠漆及鋁質天花 (適用於所有單位，除第 1 座 19 樓至 20 樓 A 單位及第 5 座 20 樓 G 單位外) 客廳、飯廳及與主人浴室相鄰的區域設有石膏板假天花及假樑髹上乳膠漆、裝飾油漆及金屬 (適用於第 1 座 19 樓 A 單位) 客廳、飯廳、與主人浴室相鄰的區域及與走廊相鄰的區域設有石膏板假天花及假樑髹上乳膠漆、裝飾油漆及金屬；浴室 2 相鄰的區域設有石膏板假天花及假樑髹上乳膠漆及金屬 (適用於第 1 座 20 樓 A 單位)

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

2. Interior Finishes

Item		Description		
			Wall	Ceiling
b.	Internal wall and ceiling	Type of finishes of Living Room and Dining Room	For following flats, partially finished with timber veneered panel, mirror panel and glass finish : Tower 5: Flat A on 5/F-12/F, 15/F-20/F; Flat G on 5/F-12/F, 15/F-19/F, 21/F-22/F For following flat, partially finished with timber veneered, wallpaper, fabric, leather, metal, mirror panel and glass finish: Tower 5: Flat G on 20/F For following flats, partially finished with timber veneered panel and mirror panel : Tower 5: Flat B on 5/F-12/F, 15/F-20/F For following flat, partially finished with timber veneered panel, aluminum frame with glass panel and nature stone (walls behind cabinets are finished with ceramic tiles) Tower 5: Flat A on 21/F For following flat, partially finished with timber veneered panel Tower 5: Flat A on 22/F	Emulsion paint where exposed, gypsum board and gypsum board bulkhead finished with emulsion paint (Applicable to Flat G on 20/F of Tower 5)

2. 室內裝修物料

細項		描述		
			牆壁	天花板
b.	內牆及天花板	客廳及飯廳裝修物料的類型	以下單位之部份牆身位置設有木皮飾面板、鏡飾面板及玻璃飾面： 第 5 座：5 樓至 12 樓、15 樓至 20 樓 A 單位；5 樓至 12 樓、15 樓至 19 樓、21 樓至 22 樓 G 單位 以下單位之部份牆身位置設有木皮飾面、牆紙、布藝、 皮、金屬、鏡飾面板及玻璃飾面： 第 5 座：20 樓 G 單位 以下單位之部份牆身位置設有木皮飾面板及鏡飾面板： 第 5 座： 5 樓至 12 樓、15 樓至 20 樓 B 單位 以下單位之部份牆身位置設有木皮飾面板、鋁質框配玻璃飾面板及天然石(櫃背之牆身鋪砌瓷磚) 第 5 座：21 樓 A 單位 以下單位之部份牆身位置設有木皮飾面板 第 5 座：22 樓 A 單位	外露天花髹上乳膠漆、石膏板及石膏板假樑髹上乳膠漆 (適用於第 5 座 20 樓 G 單位)

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

2. Interior Finishes

Item		Description		
			Wall	Ceiling
b	Internal wall and ceiling	Type of finishes of Bedroom	Emulsion Paint For the following flat, partially finished with timber veneered, wallpaper, metal and fabric in Master Bedroom: Tower 5: Flat D on 20/F	Emulsion paint where exposed and gypsum board bulkhead finished with emulsion paint Emulsion paint where exposed, gypsum board bulkhead finished with emulsion paint and aluminum ceiling (Applicable to Bedroom 4 of the following flats: Flat A on 5/F-12/F, 15/F-18/F of Tower 1; Flat A on 5/F-12/F, 15/F-19/F of Tower 2)

2. 室內裝修物料

細項		描述		
			牆壁	天花板
b.	內牆及天花板	睡房裝修物料的類型	乳膠漆 以下單位之主人睡房部分牆身位置設有木皮飾面、牆紙、金屬及布藝: 第 5 座: 20 樓 D 單位	外露天花髹上乳膠漆及石膏板假樑髹上乳膠漆 外露天花髹上乳膠漆、石膏板假樑髹上乳膠漆及鋁質天花 (適用於以下單位之睡房 4：第 1 座 5 樓至 12 樓、15 樓至 18 樓 A 單位; 第 2 座 5 樓至 12 樓、15 樓至 19 樓 A 單位)

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

2. Interior Finishes

Item		Description		
			Floor	Skirting
c.	Internal floor	Material of Living Room and Dining Room	Engineered wood flooring Tower 1 : Flat A, B on 5/F-12/F, 15/F-18/F; Flat A on 19/F-20/F Tower 2 : Flat A, B on 5/F-12/F, 15/F-19/F For following flats, natural stone border and metal finish provided between Living Room and Balcony door Tower 1 : Flat A, B on 6/F-12/F, 15/F-18/F; Flat A on 19/F-20/F Tower 2 : Flat A, B on 5/F-12/F, 15/F-19/F For following flats, natural stone border and metal finish provided between Living Room and Flat Roof door Tower 1: Flat A, B on 5/F For following flats, natural stone border and metal finish provided between Dining Room and Utility Platform door Tower 1: Flat A, B on 6/F-12/F, 15/F-18/F; Flat A on 19/F Tower 2: Flat A on 5/F-12/F, 15/F-19/F; Flat B on 6/F-12/F, 15/F-19/F For following flats, natural stone border and metal finish provided between Dining Room and Flat Roof door Tower 1: Flat A, B on 5/F Tower 2: Flat B on 5/F	Engineered wood skirting Tower 1 : Flat A, B on 5/F-12/F, 15/F-18/F Tower 2 : Flat A, B on 5/F-12/F, 15/F-19/F Stainless steel skirting Tower 1: Flat A on 19/F-20/F
			Natural stone Tower 2 : Flat A on 20/F-21/F Tower 5 : Flat A on 21/F-22/F	Natural stone skirting Tower 2 : Flat A on 20/F-21/F Tower 5 : Flat A on 21/F-22/F
			Reconstituted stone Tower 5 : Flat A, B, C, D, E, F, G, H, J, K, L on 5/F-12/F, 15/F-20/F; Flat C, D, E, F, G, H, J, K, L on 21/F-22/F	Engineered wood skirting Tower 5 : Flat A, B, C, D, E, F, G, H, J, K, L on 5/F-12/F, 15/F-20/F; Flat C, D, E, F, G, H, J, K, L on 21/F-22/F

2. 室內裝修物料

細項		描述		
			地板	牆腳線
c.	內部地板	客廳及飯廳的用料	複合木地板 第 1 座：5 樓至 12 樓、15 樓至 18 樓 A、B 單位；19 樓至 20 樓 A 單位 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A、B 單位 以下單位之客廳與露台門之間鋪砌天然石分隔及金屬飾面 第 1 座：6 樓至 12 樓、15 樓至 18 樓 A、B 單位；19 樓至 20 樓 A 單位 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A、B 單位 以下單位之客廳與平台門之間鋪砌天然石分隔及金屬飾面 第 1 座：5 樓 A、B 單位 以下單位之飯廳與工作平台門之間鋪砌天然石分隔及金屬飾面 第 1 座：6 樓至 12 樓、15 樓至 18 樓 A、B 單位；19 樓 A 單位 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A 單位；6 樓至 12 樓、15 樓至 19 樓 B 單位 以下單位之飯廳與平台門之間鋪砌天然石分隔及金屬飾面 第 1 座：5 樓 A、B 單位 第 2 座：5 樓 B 單位	複合木牆腳線 第 1 座：5 樓至 12 樓、15 樓至 18 樓 A、B 單位 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A、B 單位 不銹鋼牆腳線 第 1 座：19 樓至 20 樓 A 單位
			天然石 第 2 座：20 樓至 21 樓 A 單位 第 5 座：21 樓至 22 樓 A 單位	天然石牆腳線 第 2 座：20 樓至 21 樓 A 單位 第 5 座：21 樓至 22 樓 A 單位
			人造石 第 5 座：5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F、G、H、J、K、L 單位；21 樓至 22 樓 C、D、E、F、G、H、J、K、L 單位	複合木牆腳線 第 5 座：5 樓至 12 樓、15 樓至 20 樓 A、B、C、D、E、F、G、H、J、K、L 單位；21 樓至 22 樓 C、D、E、F、G、H、J、K、L 單位

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

2. Interior Finishes

Item		Description		
			Floor	Skirting
c.	Internal floor	Material of Bedroom	Engineered wood flooring Tower 1: Flat A, B on 5/F-12/F, 15/F-18/F Tower 2: Flat A, B on 5/F-12/F, 15/F-19/F; Flat A on 20/F-21/F Tower 5: Flat A, B on 5/F-12/F, 15/F-20/F; Flat A on 21/F-22/F For following flat, natural stone border and metal finish provided between Master Bedroom and Flat Roof door Tower 1: Flat A on 5/F For following flat, natural stone border and metal finish provided between Bedroom 3 and Flat Roof door Tower 2: Flat B on 5/F For following flats, natural stone border and metal finish provided between Master Bedroom and Utility Platform door Tower 5: Flat A on 21/F-22/F	Engineered wood skirting Tower 1: Flat A, B on 5/F-12/F, 15/F-18/F Tower 2: Flat A, B on 5/F-12/F, 15/F-19/F; Flat A on 20/F-21/F Tower 5: Flat A, B on 5/F-12/F, 15/F-20/F; Flat A on 21/F-22/F
			Reconstituted stone Tower 5: Flat C, D, E, F, H, J, K, L on 5/F-12/F, 15/F-22/F	Engineered wood skirting Tower 5: Flat C, D, E, F, H, J, K, L on 5/F-12/F, 15/F-22/F

2. 室內裝修物料

細項		描述		
			地板	牆腳線
c.	內部地板	睡房的用料	複合木地板 第 1 座：5 樓至 12 樓、15 樓至 18 樓 A、B 單位 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A、B 單位; 20 樓至 21 樓 A 單位 第 5 座：5 樓至 12 樓、15 樓至 20 樓 A、B 單位; 21 樓至 22 樓 A 單位 以下單位之主人睡房與平台門之間鋪砌天然石分隔及金屬飾面 第 1 座：5 樓 A 單位 以下單位之睡房 3 與平台門之間鋪砌天然石分隔及金屬飾面 第 2 座：5 樓 B 單位 以下單位之主人睡房與工作平台門之間鋪砌天然石分隔及金屬飾面 第 5 座：21 樓至 22 樓 A 單位	複合木牆腳線 第 1 座：5 樓至 12 樓、15 樓至 18 樓 A、B 單位 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A、B 單位; 20 樓至 21 樓 A 單位 第 5 座：5 樓至 12 樓、15 樓至 20 樓 A、B 單位; 21 樓至 22 樓 A 單位
			人造石 第 5 座：5 樓至 12 樓、15 樓至 22 樓 C、D、E、F、H、J、K、L 單位	複合木牆腳線 第 5 座：5 樓至 12 樓、15 樓至 22 樓 C、D、E、F、H、J、K、L 單位

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

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
d.	Bathroom	Type of finishes	Natural stone on exposed surfaces Walls behind vanity counters are finished with ceramic tiles For Master Bathroom of the following flats, mirror panel with stainless steel frame, timber veneered and stainless steel finish are equipped on exposed surfaces : Tower 5 : Flat B, C, D, E, F, G, H, J, K, L on 5/F-12/F, 15/F-20/F; Flat C, D, E, F, G, H, J, K, L on 21/F-22/F For Master Bathroom of the following flats, aluminum panel and timber veneered are equipped on exposed surfaces : Tower 5 : Flat A on 5/F-12/F, 15/F-20/F For Master Bathroom of the following flats, mirror panel with stainless steel frame and stainless steel finish are equipped on exposed surfaces : Tower 1: Flat A, B on 5/F-12/F, 15/F-18/F Tower 2: Flat A, B on 5/F-12/F, 15/F-19/F For Master Bathroom of the following flats, mirror panel with stainless steel frame are equipped on exposed surfaces : Tower 1: Flat A on 19/F-20/F Tower 2: Flat A on 20/F-21/F For Master Bathroom of the following flats, stainless steel finish is equipped on exposed surfaces: Tower 5 : Flat A on 21/F-22/F For Bathroom 2 of the following flats, mirror panel with stainless steel frame and stainless steel finish are equipped on exposed surfaces : Tower 1 : Flat A, B on 5/F-12/F, 15/F-18/F; Flat A on 19/F-20/F Tower 2 : Flat A, B on 5/F-12/F, 15/F-19/F, Flat A on 20/F-21/F Tower 5 : Flat A on 21/F-22/F For Bathroom 3 of the following flats, timber veneered is equipped on exposed surfaces : Tower 1 : Flat A on 5/F-12/F, 15/F-18/F Tower 2 : Flat A on 5/F-12/F, 15/F-19/F	Natural stone	Gypsum board finished with emulsion paint and aluminum ceiling For Master Bathroom of the following flats, partially finished with natural stone, mirror panel with stainless steel frame: Tower 1 : Flat A on 5/F-12/F, 15/F-20/F Tower 2 : Flat A on 5/F-12/F, 15/F-21/F For Master Bathroom of the following flats, partially finished with mirror panel with stainless steel frame: Tower 5: Flat B, C, D, E, F, G, H, J, K, L on 5/F-12/F, 15/F-20/F; Flat C, D, E, F, G, H, J, K, L on 21/F-22/F

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
d.	浴室	裝修物料的類型	於外露位置鋪砌天然石 地櫃背之牆身鋪砌瓷磚 以下單位之主人浴室於外露位置裝設鏡飾面板連不銹鋼框、木皮飾面及不銹鋼飾面： 第 5 座：5 樓至 12 樓、15 樓至 20 樓 B、C、D、E、F、G、H、J、K、L 單位; 21 樓至 22 樓 C、D、E、F、G、H、J、K、L 單位 以下單位之主人浴室於外露位置裝設鋁飾面板及木皮飾面： 第 5 座：5 樓至 12 樓、15 樓至 20 樓 A 單位 以下單位之主人浴室於外露位置裝設鏡飾面板連不銹鋼框及不銹鋼飾面： 第 1 座：5 樓至 12 樓、15 樓至 18 樓 A、B 單位 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A、B 單位 以下單位之主人浴室於外露位置裝設鏡飾面板連不銹鋼框： 第 1 座：19 樓至 20 樓 A 單位 第 2 座： 20 樓至 21 樓 A 單位 以下單位之主人浴室於外露位置裝設不銹鋼飾面： 第 5 座： 21 樓至 22 樓 A 單位 以下單位之浴室 2 於外露位置裝設鏡飾面板連不銹鋼框及不銹鋼飾面： 第 1 座：5 樓至 12 樓、15 樓至 18 樓 A、B 單位 、19 樓至 20 樓 A 單位 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A、B 單位、20 樓至 21 樓 A 單位 第 5 座：21 樓至 22 樓 A 單位 以下單位之浴室 3 於外露位置裝設木皮飾面： 第 1 座：5 樓至 12 樓、15 樓至 18 樓 A 單位 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A 單位	天然石	石膏板面髹上乳膠漆及鋁質天花 以下單位之主人浴室部份鋪砌天然石、鏡飾面板連不銹鋼框： 第 1 座：5 樓至 12 樓、15 樓至 20 樓 A 單位 第 2 座：5 樓至 12 樓、15 樓至 21 樓 A 單位 以下單位之主人浴室部份鋪砌鏡飾面板連不銹鋼框： 第 5 座：5 樓至 12 樓、15 樓至 20 樓 B、C、D、E、F、G、H、J、K、L 單位；21 樓至 22 樓 C、D、E、F、G、H、J、K、L 單位

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

2. Interior Finishes

Item		Description			
			Wall	Floor	Ceiling
d.	Bathroom	Type of finishes	For Bathroom 3 of the following flats, timber veneered and metal panel are equipped on exposed surfaces : Tower 1 : Flat A on 19/F-20/F Tower 2 : Flat A on 20/F-21/F	Natural stone	For Bathroom 2 of the following flats, partially finished with mirror panel with stainless steel frame: Tower 1 : Flat A on 19/F-20/F Tower 2 : Flat A on 20/F-21/F Tower 5 : Flat A on 21/F-22/F
		Whether the wall finishes run up to the ceiling	Up to level of false ceiling		

2. 室內裝修物料

細項		描述			
			牆壁	地板	天花板
d.	浴室	裝修物料的類型	以下單位之浴室 3 於外露位置裝設木皮飾面及金屬飾面板： 第 1 座：19 樓至 20 樓 A 單位 第 2 座：20 樓至 21 樓 A 單位	天然石	以下單位之浴室 2 部份鋪砌鏡飾面板連不銹鋼框： 第 1 座：19 樓至 20 樓 A 單位 第 2 座：20 樓至 21 樓 A 單位 第 5 座： 21 樓至 22 樓 A 單位
		牆壁的裝修物料是否鋪至天花板	鋪至假天花底		

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

2. Interior Finishes

Item			Description			
			Wall	Floor	Ceiling	Cooking bench
e.	Kitchen	Type of finishes	Natural stone, stainless steel panel and mirror finish with metal frame on exposed surfaces (Applicable to all flats of Tower 1, 2, except Flat A on 19/F-20/F of Tower 1) Natural stone and mirror finish with metal frame on exposed surfaces (Applicable to Flat A on 19/F-20/F of Tower 1) Reconstituted stone, metal finish and glass finish on exposed surfaces (Applicable to all flats of Tower 5, except Flat A on 21/F-22/F) Reconstituted stone, glass finish, metal finish and natural stone on exposed surfaces (Applicable to Flat A on 21/F of Tower 5) Reconstituted stone and natural stone on exposed surfaces (Applicable to Flat A on 22/F of Tower 5) Walls behind kitchen cabinets are finished with ceramic tiles	Natural stone (Applicable to all flats of Towers 1, 2 and Flat A on 21/F-22/F of Tower 5) Reconstituted stone (Applicable to all flats of Tower 5, except Flat A on 21/F-22/F)	Gypsum board with emulsion paint and aluminum ceiling (Applicable to all flats, except Flat A on 21/F-22/F, Flat G on 20/F of Tower 5) Gypsum board with emulsion paint (Applicable to Flat A on 21/F-22/F, Flat G on 20/F of Tower 5)	Reconstituted stone (Applicable to all flats, except Flat A on 19/F-20/F of Tower 1) Timber (Applicable to Flat A on 19/F-20/F of Tower 1)
		Whether the wall finishes run up to the ceiling	Up to level of false ceiling			

2. 室內裝修物料

細項			描述			
			牆壁	地板	天花板	灶台
e.	廚房	裝修物料的類型	於外露位置鋪砌天然石、不銹鋼飾面板及鏡飾面連金屬框 (適用於第 1、2 座所有單位，除第 1 座 19 樓至 20 樓 A 單位外) 於外露位置鋪砌天然石及鏡飾面連金屬框 (適用於第 1 座 19 樓至 20 樓 A 單位) 於外露位置鋪砌人造石、金屬飾面及玻璃飾面 (適用於第 5 座全部單位, 除 21 樓至 22 樓 A 單位外) 於外露位置鋪砌人造石、玻璃飾面、金屬飾面及天然石 (適用於第 5 座 21 樓 A 單位) 於外露位置鋪砌人造石及天然石 (適用於第 5 座 22 樓 A 單位) 廚櫃背之牆身鋪砌瓷磚	天然石 (適用於第 1、2 座所有單位及第 5 座 21 樓至 22 樓 A 單位) 人造石 (適用於第 5 座全部單位, 除 21 樓至 22 樓 A 單位外)	石膏板面髹上乳膠漆及鋁質天花 (適用於所有單位，除第 5 座 21 樓至 22 樓 A 單位， 20 樓 G 單位外) 石膏板面髹上乳膠漆 (適用於第 5 座 21 樓至 22 樓 A 單位， 20 樓 G 單位)	人造石 (適用於所有單位，除第 1 座 19 樓至 20 樓 A 單位外) 木材 (適用於第 1 座 19 樓至 20 樓 A 單位)
		牆壁的裝修物料是否鋪至天花板	鋪至假天花底			

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

3. Interior Fittings (Tower 1)

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Main Entrance door	Solid core timber door	Timber veneered, metal strip and metal panel	Door viewer, door closer, lockset and door stopper
		Back door	Fire-rated solid core timber door	Timber veneered and metal strip	Door viewer, door closer, lockset and door stopper
		Master Bedroom door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Bedroom 2 door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Bedroom 3 door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Bedroom 4 door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Master Bathroom door	Timber frame with glass sliding door (Applicable to Flat A on 5/F-12/F, 15/F-20/F)	Timber veneered and metal finish	Lockset
			Solid core timber door (Applicable to Flat B on 5/F-12/F, 15/F-18/F)	Timber veneered, plastic laminate and metal strip	Lockset and door stopper
			Solid core timber door (Applicable to Flat A on 19/F)	Timber veneered	Not Applicable
		Bathroom 2 door	Solid core timber door (Applicable to Flat B on 5/F-12/F, 15/F-18/F; Flat A on 19/F-20/F)	Timber veneered, plastic laminate and metal strip	Lockset and door stopper
			Solid core timber door with timber louvre (Applicable to Flat A on 5/F-12/F, 15/F-18/F)		
			Solid core timber door (Applicable to Flat A on 20/F)	Timber veneered	Lockset and door stopper
		Bathroom 3 door	Solid core timber sliding door with timber louvre	Timber veneered and metal strip	Lockset and door stopper

3. 室內裝置 (第 1 座)

細項		描述			
			用料	裝修物料	配件
a.	門	單位大門	實心木門	木皮飾面、金屬條及金屬飾面板	防盜眼、門鼓、門鎖及門擋
		單位後門	防火實心木門	木皮飾面及金屬條	防盜眼、門鼓、門鎖及門擋
		主人睡房門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 2 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 3 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 4 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		主人浴室門	木框配玻璃趟門 (適用於 5 樓至 12 樓、15 樓至 20 樓 A 單位)	木皮飾面及金屬飾面	門鎖
			實心木門 (適用於 5 樓至 12 樓、15 樓至 18 樓 B 單位)	木皮飾面、膠板及金屬條	門鎖及門擋
			實心木門 (適用於 19 樓 A 單位)	木皮飾面	不適用
		浴室 2 門	實心木門 (適用於 5 樓至 12 樓、15 樓至 18 樓 B 單位; 19 樓至 20 樓 A 單位)	木皮飾面、膠板及金屬條	門鎖及門擋
			實心木門連木百葉 (適用於 5 樓至 12 樓、15 樓至 18 樓 A 單位)		
			實心木門 (適用於 20 樓 A 單位)	木皮飾面	門鎖及門擋
		浴室 3 門	實心木趟門連木百葉	木皮飾面及金屬條	門鎖及門擋

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

3. Interior Fittings (Tower 1)

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Powder Room door	Solid core timber door with timber louvre	Timber veneered, plastic laminate and metal strip	Lockset and door stopper
		Kitchen door	Fire-rated solid core timber door with fire-rated glass vision panel	Timber veneered and metal finish with glass vision panel	Door handle, door closer and door stopper
		Utility door	Solid core timber door	Mirror panel with metal frame, metal panel and timber veneered	Lockset, door closer and door stopper
		Lavatory door	Aluminum frame with tempered glass door	Powder coated aluminum frame with etched tempered glass	Lockset
		Store Room door	Timber door	Timber veneered	Magnetic touch door catch
		Balcony door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Utility Platform door	Aluminum frame with glass door (Applicable to all flats) Solid core timber door (Applicable to Flat A on 19/F-20/F)	Glass and aluminum frame Timber veneered	Lockset and door stopper
		Flat Roof door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Roof door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper

3. 室內裝置 (第 1 座)

細項		描述			
			用料	裝修物料	配件
a.	門	化妝間門	實心木門連木百葉	木皮飾面、膠板及金屬條	門鎖及門擋
		廚房門	防火實心木門配防火玻璃視窗	木皮飾面及金屬飾面配玻璃視窗	門拉手、門鼓及門擋
		工作間門	實心木門	鏡飾面板連金屬框、金屬飾面板及木皮飾面	門鎖、門鼓及門擋
		洗手間門	鋁質框配鋼化玻璃門	粉末塗層鋁質框配霧面鋼化玻璃	門鎖
		儲物房門	木門	木皮飾面	磁石門掣
		露台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		工作平台門	鋁質框配玻璃門 (適用於所有單位) 實心木門 (適用於 19 樓至 20 樓 A 單位)	玻璃及鋁質框 木皮飾面	門鎖及門擋
		平台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		天台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋

3. Interior Fittings (Tower 1)

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Corridor door	Solid core timber door (Applicable to Flat A on 20/F)	Timber veneered and metal	Door closer
		Area adjoining corridor door	Solid core timber door (Applicable to Flat A on 20/F)	Timber veneered	Lockset and door stopper
		Area adjoining Master Bathroom Door	Solid core timber door (Applicable to Flat A on 19/F-20/F)	Timber veneered and metal (Applicable to Flat A on 19/F) Timber veneered, metal and leather (Applicable to Flat A on 20/F)	Not applicable
		Area adjoining Bathroom 2 Door	Solid core timber door (Applicable to Flat A on 20/F)	Timber veneered	Lockset and door stopper

3. 室內裝置 (第 1 座)

細項		描述			
			用料	裝修物料	配件
a.	門	走廊門	實心木門 (適用於 20 樓 A 單位)	木皮飾面及金屬	門鼓
		與走廊相鄰的區域的門	實心木門 (適用於 20 樓 A 單位)	木皮飾面	門鎖及門擋
		與主人浴室相鄰的區域的門	實心木門 (適用於 19 樓至 20 樓 A 單位)	木皮飾面及金屬 (適用於 19 樓 A 單位) 木皮飾面、金屬及皮革 (適用於 20 樓 A 單位)	不適用
		與浴室 2 相鄰的區域的門	實心木門 (適用於 20 樓 A 單位)	木皮飾面	門鎖及門擋

3. Interior Fittings (Tower 2)

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Main Entrance door	Solid core timber door	Timber veneered, metal strip and metal panel	Door viewer, door closer, lockset and door stopper
		Back door	Fire-rated solid core timber door	Timber veneered and metal strip	Door viewer, door closer, lockset and door stopper
		Master Bedroom door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Bedroom 2 door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Bedroom 3 door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Bedroom 4 door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Master Bathroom door	Timber frame with glass sliding door (Applicable to Flat A on 5/F-12/F, 15/F-21/F)	Timber veneered and metal finish	Lockset
			Solid core timber door (Applicable to Flat B on 5/F-12/F, 15/F-19/F)	Timber veneered, plastic laminate and metal strip	Lockset and door stopper
		Bathroom 2 door	Solid core timber door (Applicable to Flat B on 5/F-12/F, 15/F-19/F; Flat A on 20/F-21/F)	Timber veneered, plastic laminate and metal strip	Lockset and door stopper
			Solid core timber door with timber louvre (Applicable to Flat A on 5/F-12/F, 15/F-19/F)		

3. 室內裝置 (第 2 座)

細項		描述			
			用料	裝修物料	配件
a.	門	單位大門	實心木門	木皮飾面、金屬條及金屬飾面板	防盜眼、門鼓、門鎖及門擋
		單位後門	防火實心木門	木皮飾面及金屬條	防盜眼、門鼓、門鎖及門擋
		主人睡房門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 2 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 3 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 4 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		主人浴室門	木框配玻璃趟門 (適用於 5 樓至 12 樓、15 樓至 21 樓 A 單位)	木皮飾面金屬飾面	門鎖
			實心木門 (適用於 5 樓至 12 樓、15 樓至 19 樓 B 單位)	木皮飾面、膠板及金屬條	門鎖及門擋
		浴室 2 門	實心木門 (適用於 5 樓至 12 樓、15 樓至 19 樓 B 單位；20 樓至 21 樓 A 單位)	木皮飾面、膠板及金屬條	門鎖及門擋
			實心木門連木百葉 (適用於 5 樓至 12 樓、15 樓至 19 樓 A 單位)		

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

3. Interior Fittings (Tower 2)

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Bathroom 3 door	Solid core timber sliding door with timber louvre	Timber veneered and metal strip	Lockset and door stopper
		Powder Room door	Solid core timber door with timber louvre	Timber veneered, plastic laminate and metal strip	Lockset and door stopper
		Kitchen door	Fire-rated solid core timber door with fire-rated glass vision panel	Timber veneered and metal finish with glass vision panel	Door handle, door closer and door stopper
		Utility door	Solid core timber door	Mirror panel with metal frame, metal panel and timber veneered	Lockset, door closer and door stopper
		Lavatory door	Aluminum frame with tempered glass door	Powder coated aluminum frame with etched tempered glass	Lockset
		Store Room door	Timber door	Emulsion paint	Magnetic touch door catch
		Balcony door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Utility Platform door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Flat Roof door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Roof door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper

3. 室內裝置 (第 2 座)

細項		描述			
			用料	裝修物料	配件
a.	門	浴室 3 門	實心木趟門連木百葉	木皮飾面及金屬條	門鎖及門擋
		化妝間門	實心木門連木百葉	木皮飾面、膠板及金屬條	門鎖及門擋
		廚房門	防火實心木門配防火玻璃視窗	木皮飾面及金屬飾面配玻璃視窗	門拉手、門鼓及門擋
		工作間門	實心木門	鏡飾面板連金屬框、金屬飾面板及木皮飾面	門鎖、門鼓及門擋
		洗手間門	鋁質框配鋼化玻璃門	粉末塗層鋁質框配霧面鋼化玻璃	門鎖
		儲物房門	木門	乳膠漆	磁石門掣
		露台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		工作平台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		平台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		天台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋

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

3. Interior Fittings (Tower 5)

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Main Entrance door	Fire-rated solid core timber door	Timber veneered and metal strip	Door viewer, door closer, lockset and door stopper
		Master Bedroom door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Bedroom 2 door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Bedroom 3 door	Solid core timber door	Timber veneered and metal strip	Lockset and door stopper
		Master Bathroom door	Solid core timber door (Applicable to Flat B, C, D, E, F, H, J, K, L on 5/F-12/F, 15/F-20/F; Flat C, D, E, F, H, J, K, L on 21/F-22/F) Solid core timber door with timber louvre (Applicable to Flat G on 5/F-12/F, 15/F-22/F; Flat A on 21/F-22/F) Solid core timber sliding door (Applicable to Flat A on 5/F-12/F, 15/F-20/F) Solid core timber sliding door with timber louvre (Applicable to Flat B on 5/F-12/F, 15/F-20/F)	Timber veneered, plastic laminate and metal finish Timber veneered and metal finish (Applicable to Flat G on 20/F)	Lockset and door stopper
		Bathroom 2 door	Solid core timber door with timber louvre	Timber veneered, plastic laminate and metal strip	Lockset and door stopper
		Utility door	Solid core timber door with timber louvre	Timber veneered, plastic laminate and metal strip	Lockset and door stopper
		Lavatory door	Aluminum frame with aluminum louver and tempered glass door	Powder coated aluminum frame with etched tempered glass	Lockset

3. 室內裝置 (第 5 座)

細項		描述			
			用料	裝修物料	配件
a.	門	單位大門	防火實心木門	木皮飾面及金屬條	防盜眼、門鼓、門鎖及門擋
		主人睡房門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 2 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		睡房 3 門	實心木門	木皮飾面及金屬條	門鎖及門擋
		主人浴室門	實心木門 (適用於 5 樓至 12 樓、15 樓至 20 樓 B、C、D、E、F、H、J、K、L 單位；21 樓至 22 樓 C、D、E、F、H、J、K、L 單位) 實心木門連木百葉 (適用於 5 樓至 12 樓、15 樓至 22 樓 G 單位；21 樓至 22 樓 A 單位) 實心木趟門 (適用於 5 樓至 12 樓、15 樓至 20 樓 A 單位) 實心木趟門連木百葉 (適用於 5 樓至 12 樓、15 樓至 20 樓 B 單位)	木皮飾面、膠板及金屬飾面 木皮飾面及金屬飾面 (適用於 20 樓 G 單位)	門鎖及門擋
		浴室 2 門	實心木門連木百葉	木皮飾面、膠板及金屬條	門鎖及門擋
		工作間門	實心木門連木百葉	木皮飾面、膠板及金屬條	門鎖及門擋
		洗手間門	鋁質框連鋁質百葉及鋼化玻璃門	粉末塗層鋁質框配霧面鋼化玻璃	門鎖

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

3. Interior Fittings (Tower 5)

Item		Description			
			Material	Finishes	Accessories
a.	Doors	Corridor door	Stainless steel frame with glass door (Applicable to Flat C, D, E, F, H, J, K, L on 5/F-12/F, 15/F-22/F)	Glass and stainless steel frame	Door handle and door stopper
		Balcony door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Utility Platform door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper Door closer is provided for Flat E on 22/F
		Flat Roof door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper
		Roof door	Aluminum frame with glass door	Glass and aluminum frame	Lockset and door stopper

3. 室內裝置 (第 5 座)

細項		描述			
			用料	裝修物料	配件
a.	門	走廊門	不銹鋼框配玻璃門 (適用於 5 樓至 12 樓、15 樓至 22 樓 C、D、E、F、H、J、K、L 單位)	玻璃及不銹鋼框	門拉手及門擋
		露台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		工作平台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋 22 樓 E 單位設有門鼓
		平台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋
		天台門	鋁質框配玻璃門	玻璃及鋁質框	門鎖及門擋

3. Interior Fittings

Item		Description			
		Fittings & Equipment		Type	Material
b.	Bathrooms	(i) Type and material of fittings and equipment (if applicable)	Cabinet	Basin countertop	Natural stone
				Basin cabinet	Wooden cabinet with plastic laminate, leather finish with aluminum frame and mirror panel with aluminum frame Applicable to following flats: Tower 1 Master Bathroom of Flat A, B on 5/F-12/F, 15/F-18/F Tower 2 Master Bathroom of Flat A, B on 5/F-12/F, 15/F-19/F Tower 5 Master Bathroom of Flat A on 21/F-22/F Wooden cabinet with plastic laminate and leather finish with aluminum frame Applicable to following flats: Tower 1 Master Bathroom of Flat A on 19/F-20/F Tower 2 Master Bathroom of Flat A on 20/F-21/F Wooden cabinet with plastic laminate and mirror finish with aluminum frame Applicable to following flats: Tower 1 Bathroom 2 and Bathroom 3 of Flat A on 5/F-12/F, 15/F-18/F; Bathroom 2 of Flat B on 5/F-12/F, 15/F-18/F; Bathroom 2 and Bathroom 3 of Flat A on 19/F-20/F Tower 2 Bathroom 2 and Bathroom 3 of Flat A on 5/F-12/F, 15/F-19/F; Bathroom 2 of Flat B on 5/F-12/F, 15/F-19/F; Bathroom 2 and Bathroom 3 of Flat A on 20/F-21/F Tower 5 Master Bathroom of Flat A, B on 5/F-12/F, 15/F-20/F; Master Bathroom of Flat C, D, E, F, G, H, J, K, L on 5/F-12/F, 15/F-22/F; Bathroom 2 of Flat A on 21/F-22/F

3. 室內裝置

細項		描述			
		裝置及設備		類型	用料
b.	浴室	(i) 裝置及設備的類型及用料 (如適用)	櫃	洗手盆檯面	天然石
				洗手盆櫃	膠板、皮飾面連鋁質框及鏡飾面板連鋁質框木製櫃 適用於以下單位: 第 1 座 5 樓至 12 樓、15 樓至 18 樓 A、B 單位主人浴室 第 2 座 5 樓至 12 樓、15 樓至 19 樓 A、B 單位主人浴室 第 5 座 21 樓至 22 樓 A 單位主人浴室 膠板、皮飾面連鋁質框木製櫃 適用於以下單位: 第 1 座 19 樓至 20 樓 A 單位主人浴室 第 2 座 20 樓至 21 樓 A 單位主人浴室 膠板及鏡飾面連鋁質框木製櫃 適用於以下單位: 第 1 座 5 樓至 12 樓、15 樓至 18 樓 A 單位浴室 2 及浴室 3; 5 樓至 12 樓、15 樓至 18 樓 B 單位浴室 2;19 樓至 20 樓 A 單位浴室 2 及浴室 3 第 2 座 5 樓至 12 樓、15 樓至 19 樓 A 單位浴室 2 及浴室 3; 5 樓至 12 樓、15 樓至 19 樓 B 單位浴室 2; 20 樓至 21 樓 A 單位浴室 2 及浴室 3 第 5 座 5 樓至 12 樓、15 樓至 20 樓 A、B 單位主人浴室; 5 樓至 12 樓、15 樓至 22 樓 C、D、E、F、G、H、J、K、L 單位主人浴室; 21 樓至 22 樓 A 單位浴室 2

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

3. Interior Fittings

Item		Description			
		Fittings & Equipment		Type	Material
b.	Bathrooms	i) Type and material of fittings and equipment (if applicable)	Cabinet	Mirror cabinet	Wooden cabinet with mirror panel, aluminum finish, metal frame and plastic laminated finish
			Bathroom fittings and equipment	Wash basin mixer	Chrome plated
				Water closet	Vitreous china
				Wash basin	Vitreous china
				Shower set	Chrome plated
				Shower compartment	Tempered glass
				Towel bar	Chrome plated Applicable to following flats: Tower 1 Master Bathroom of Flat B on 5/F-12/F, 15/F-18/F; Bathroom 2 of Flat A, B on 5/F-12/F, 15/F-18/F; Master Bathroom and Bathroom 2 of Flat A on 19/F-20/F Tower 2 Master Bathroom of Flat B on 5/F-12/F, 15/F-19/F; Bathroom 2 of Flat A, B on 5/F-12/F, 15/F-19/F; Master Bathroom and Bathroom 2 of Flat A on 20/F-21/F Tower 5 Master Bathroom of Flat B, C, D, E, F, G, H, J, K, L on 5/F-12/F, 15/F-20/F and C, D, E, F, G, H, J, K, L on 21/F-22/F; Bathroom 2 of Flat A on 21/F-22/F
				Illuminated Mirror	Chrome plated Applicable to following flats: Master Bathroom of all Flats of Tower 1 and 2 and Master Bathroom of Flat A on 21/F-22/F in Tower 5

3. 室內裝置

細項		描述			
		裝置及設備		類型	用料
b.	浴室	(i) 裝置及設備的類型及用料(如適用)	櫃	鏡櫃	鏡飾面板、鋁質飾面、金屬框及膠板裝飾面木製櫃
			浴室裝置及設備	洗手盆水龍頭	鍍鉻
				坐廁	瓷
				洗手盆	瓷
				花灑套裝	鍍鉻
				淋浴間	鋼化玻璃
				毛巾棍	鍍鉻 適用於以下單位: 第 1 座 5 樓至 12 樓、15 樓至 18 樓 B 單位主人浴室; 5 樓至 12 樓、15 樓至 18 樓 A、B 單位浴室 2; 19 樓至 20 樓 A 單位主人浴室及浴室 2 第 2 座 5 樓至 12 樓、15 樓至 19 樓 B 單位主人浴室; 5 樓至 12 樓、15 樓至 19 樓 A、B 單位浴室 2; 20 樓至 21 樓 A 單位主人浴室及浴室 2 第 5 座 5 樓至 12 樓、15 樓至 20 樓 B、C、D、E、F、G、H、J、K、L 單位及 21 樓至 22 樓 C、D、E、F、G、H、J、K、L 單位主人浴室; 21 樓至 22 樓 A 單位浴室 2
				照明鏡	鍍鉻 適用於以下單位: 第 1 座及第 2 座所有單位主人浴室及第 5 座 21 樓至 22 樓 A 單位主人浴室

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

3. Interior Fittings

Item		Description			
		Fittings & Equipment		Type	Material
b.	Bathrooms	(i) Type and material of fittings and equipment (if applicable)	Bathroom fittings and equipment	Paper holder	Chrome plated
				Robe hook	Chrome plated Applicable to following flats: Tower 1 Master Bathroom of Flat A, B on 5/F-12/F, 15/F-18/F; Bathroom 2 of Flat A on 19/F-20/F Tower 2 Master Bathroom of Flat A, B on 5/F-12/F, 15/F-19/F; Bathroom 2 of Flat A on 20/F-21/F Tower 5 Master Bathroom and Bathroom 2 of Flat A on 21/F-22/F

3. 室內裝置

細項		描述			
		裝置及設備		類型	用料
b.	浴室	(i) 裝置及設備的類型及用料 (如適用)	浴室裝置及設備	廁紙架	鍍鉻
				掛勾	鍍鉻 適用於以下單位: 第 1 座 5 樓至 12 樓、15 樓至 18 樓 A、B 單位主人浴室; 19 樓至 20 樓 A 單位浴室 2 第 2 座 5 樓至 12 樓、15 樓至 19 樓 A、B 單位主人浴室; 20 樓至 21 樓 A 單位浴室 2 第 5 座 21 樓至 22 樓 A 單位主人浴室及浴室 2

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

3. Interior Fittings

Item		Description				
		Fittings & Equipment			Type	Material
b.	Bathrooms	(i)	Type and material of fittings and equipment (if applicable)	Bathroom fittings and equipment	Accessories Tray	Stainless steel and reconstituted stone Applicable to following flats: Tower 1 Bathroom 2 of Flat A on 5/F-12/F, 15/F-18/F; Master Bathroom and Bathroom 2 of Flat B on 5/F-12/F, 15/F-18/F; Bathroom 2 of Flat A on 19/F-20/F Tower 2 Bathroom 2 of Flat A on 5/F-12/F, 15/F-19/F; Master Bathroom and Bathroom 2 of Flat B on 5/F-12/F, 15/F-19/F; Bathroom 2 of Flat A on 20/F-21/F Tower 5 Master Bathroom of Flat B on 5/F-12/F, 15/F-20/F; Master Bathroom of Flat C, D, E, F, G, H, J, K, L on 5/F-12/F, 15/F-22/F; Master Bathroom and Bathroom 2 of Flat A on 21/F-22/F
		(ii)	Type and material of water supply system		Cold water supply	Copper water pipes with thermal insulation
					Hot water supply	Copper water pipes with thermal insulation
		(iii)	Type and material of bathing facilities (including shower or bath tub, if applicable)	Shower	Shower set	Chrome plated
				Bath tub	Bath tub	Please see description 3b(iv) below

3. 室內裝置

細項		描述				
		裝置及設備			類型	用料
b.	浴室	(i)	裝置及設備的類型及用料 (如適用)	浴室裝置及設備	配件托盤	不銹鋼及人造石 適用於以下單位: 第 1 座 5 樓至 12 樓、15 樓至 18 樓 A 單位浴室 2; 5 樓至 12 樓、15 樓至 18 樓 B 單位主人浴室及浴室 2; 19 樓至 20 樓 A 單位浴室 2 第 2 座 5 樓至 12 樓、15 樓至 19 樓 A 單位浴室 2; 5 樓至 12 樓、15 樓至 19 樓 B 單位主人浴室及浴室 2; 20 樓至 21 樓 A 單位浴室 2 第 5 座 5 樓至 12 樓、15 樓至 20 樓 B 單位主人浴室; 5 樓至 12 樓、15 樓至 22 樓 C、D、E、F、G、H、J、K、L 單位主人浴室; 21 樓至 22 樓 A 單位主人浴室及浴室 2
		(ii)	供水系統的類型及用料		冷水供應	配有隔熱層之銅喉
					熱水供應	配有隔熱層之銅喉
		(iii)	沐浴設施類型及用料 (包括花灑或浴缸，如適用)	花灑	花灑套裝	鍍鉻
				浴缸	浴缸	請參閱下文 3b(iv) 之描述

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

3. Interior Fittings

Item		Description	
		Fittings & Equipment	Size
b.	Bathroom	(iv) Size of bath tub	Enameled cast-iron bathtub 1700mm(L) x 800mm(W) x 460mm(H) Tower 1: Master Bathroom of Flat A on 5/F-12/F, 15/F-18/F Tower 2: Master Bathroom of Flat A on 5/F-12/F, 15/F-19/F Enameled cast-iron bathtub 1600mm(L) x 750mm(W) x 460mm(H) Tower 1: Master Bathroom of Flat B on 5/F-12/F, 15/F-18/F Tower 2: Master Bathroom of Flat B on 5/F-12/F, 15/F-19/F Tower 5: Master Bathroom of Flat A on 21/F-22/F Enameled cast-iron bathtub 1500mm(L) x 750mm(W) x 460mm(H) Tower 1: Bathroom 2 of Flat A, B on 5/F-12/F, 15/F-18/F; Bathroom 2 of Flat A on 19/F-20/F Tower 2: Bathroom 2 of Flat A, B on 5/F-12/F, 15/F-19/F; Bathroom 2 of Flat A on 20/F-21/F Reconstituted stone bathtub 1900mm(L) x 950mm(W) x 672mm(H) to 830mm(H) Tower 1: Master Bathroom of Flat A on 19/F-20/F Tower 2: Master Bathroom of Flat A on 20/F-21/F

3. 室內裝置

細項		描述	
		裝置及設備	尺寸
b.	浴室	(iv) 浴缸大小	搪瓷鑄鐵浴缸 1700 毫米(長)x 800 毫米(闊)x 460 毫米(高) 第 1 座：5 樓至 12 樓、15 樓至 18 樓 A 單位主人浴室 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A 單位主人浴室 搪瓷鑄鐵浴缸 1600 毫米(長)x 750 毫米(闊)x 460 毫米(高) 第 1 座：5 樓至 12 樓、15 樓至 18 樓 B 單位主人浴室 第 2 座：5 樓至 12 樓、15 樓至 19 樓 B 單位主人浴室 第 5 座：21 樓至 22 樓 A 單位主人浴室 搪瓷鑄鐵浴缸 1500 毫米(長)x 750 毫米(闊)x 460 毫米(高) 第 1 座：5 樓至 12 樓、15 樓至 18 樓 A、B 單位浴室 2；19 樓至 20 樓 A 單位浴室 2 第 2 座：5 樓至 12 樓、15 樓至 19 樓 A、B 單位浴室 2；20 樓至 21 樓 A 單位浴室 2 人造石浴缸 1900 毫米(長)x 950 毫米(闊)x 672 毫米(高)至 830 毫米(高) 第 1 座：19 樓至 20 樓 A 單位主人浴室 第 2 座：20 樓至 21 樓 A 單位主人浴室

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

3. Interior Fittings

Item		Description		
			Material	
c.	Kitchen	(i) Sink Unit	Stainless steel	
		(ii) Water supply system	Copper water pipes with thermal insulation for cold water supply and hot water supply	
			Material	Finishes
		(iii) Kitchen cabinet	Wooden cabinet	Plastic laminate, aluminum finish ,mirror panel with aluminum door frame and aluminum finish door panel (Applicable to all flats of Tower 1, 2, except Flat A on 19/F-20/F of Tower 1) Plastic laminate (Applicable to Flat A on 19/F-20/F of Tower 1) Plastic laminate, aluminum finish and aluminum finish door panel (Applicable to Flat A on 21/F-22/F of Tower 5) Plastic laminate, glass panel, high gloss lacquer paint panel and aluminum door frame (Applicable to all flats on 5/F-12/F, 15/F-20/F, Flat C, D, E, F, G, H, J, K , L on 21/F-22/F of Tower 5)
		(iv) Type of all other fittings and equipment	Other fittings	Chrome plated sink mixer Stainless steel hanging frame with glass shelves (Applicable to Flat A on 21/F of Tower 5) Aluminum frame with glass panel (Applicable to Flat A on 21/F-22/F of Tower 5)
			Other equipment	All flats with Open Kitchen are fitted with the following fire services installations and equipment: sprinkler heads in the Open Kitchen and addressable smoke detectors with sounder base near Open Kitchen.

3. 室內裝置

細項		描述		
			用料	
c.	廚房	(i) 洗滌盆	不銹鋼	
		(ii) 供水系統	冷水喉及熱水喉均採用配有隔熱層之銅喉	
			用料	裝修物料
		(iii) 廚櫃	木製櫃	膠板、鋁飾面、鏡飾面板連鋁質門框及鋁飾面門板 (適用於第 1、2 座所有單位，除第 1 座 19 樓至 20 樓 A 單位外) 膠板 (適用於第 1 座 19 樓至 20 樓 A 單位) 膠板、鋁飾面及鋁飾面門板 (適用於第 5 座 21 樓至 22 樓 A 單位) 膠板、玻璃飾面板、高光烤漆飾面板及鋁質門框 (適用於第 5 座 5 樓至 12 樓、15 樓至 20 樓全部單位; 21 樓至 22 樓 C、D、E、F、G、H、J、K、L 單位)
		(iv) 所有其他裝置及設備的類型	其他裝置	鍍鉻冷熱水龍頭 不銹鋼吊架連玻璃層板 (適用於第 5 座 21 樓 A 單位) 鋁質框配玻璃飾面板 (適用於第 5 座 21 樓至 22 樓 A 單位)
			其他設備	所有設有開放式廚房的單位配置以下消防裝置及設備：開放式廚房內的消防花灑頭及開放式廚房附近的可定位消防蜂鳴式煙霧探測器。

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

3. Interior Fittings

Item		Description		
			Type	Material
d.	Bedroom	Type and material of fittings (Including built-in wardrobe)	Built-in wardrobe (Applicable to Master Bedroom of following flats: Tower 1: Flat A, B on 5/F-12/F, 15/F-18/F Tower 2: Flat A, B on 5/F-12/F, 15/F-19/F; Flat A on 20/F-21/F Tower 5: Flat D on 20/F)	Wooden wardrobe with laminated glass with aluminum painted frame and handle, plastic laminate and vinyl finish (Applicable to Master Bedroom of following flats: Tower 1: Flat A, B on 5/F-12/F, 15/F-18/F Tower 2: Flat A, B on 5/F-12/F, 15/F-19/F; Flat A on 20/F-21/F) Wooden wardrobe with timber veneered panel, glass and metal (Applicable to Master Bedroom of following flat: Tower 5: Flat D on 20/F)
e.	Telephone	Location and number of connection points	Please refer to the "Schedule for Mechanical & Electrical Provisions"	
f.	Aerials	Location and number of connection points	Please refer to the "Schedule for Mechanical & Electrical Provisions"	
g.	Electrical installations	(i) Electrical fittings (Including safety devices)	Electrical fittings	Faceplate for all switches and power sockets
			Safety devices	Three phases electricity supply with miniature circuit breaker distribution board is provided in all flats
		(ii) Whether conduits are concealed or exposed	Conduits are partly concealed and partly exposed[1]	
		(iii) Location and number of power points and air-conditioner points	Please refer to the "Schedule for Mechanical & Electrical Provisions"	

Notes:

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

3. 室內裝置

細項		描述		
			類型	用料
d.	睡房	裝置 (包括嵌入式衣櫃) 的類型及用料	嵌入式衣櫃 (適用於以下單位的主人睡房: 第 1 座: 5 樓至 12 樓、15 樓至 18 樓 A、B 單位 第 2 座: 5 樓至 12 樓、15 樓至 19 樓 A、B 單位; 20 樓至 21 樓 A 單位 第 5 座: 20 樓 D 單位)	夾層玻璃配鋁質噴漆框連手柄、膠板及仿皮革飾面木製衣櫃 (適用於以下單位的主人睡房: 第 1 座: 5 樓至 12 樓、15 樓至 18 樓 A、B 單位 第 2 座: 5 樓至 12 樓、15 樓至 19 樓 A、B 單位; 20 樓至 21 樓 A 單位) 木皮飾面板、玻璃及金屬木製衣櫃 (適用於以下單位的主人睡房: 第 5 座 20 樓 D 單位)
e.	電話	接駁點的位置及數目	請參考「機電裝置說明表」	
f.	天線	接駁點的位置及數目	請參考「機電裝置說明表」	
g.	電力裝置	(i) 供電附件(包括安全裝置)	供電附件	提供所有電制及插座之面板
			安全裝置	三相電力並裝妥微型斷路器提供於所有單位
		(ii) 導管是隱藏或外露	導管是部分隱藏及部分外露 [1]	
		(iii) 電插座及空調機接駁點的位置及數目	請參閱「機電裝置說明表」	

備註：

1. 除部分隱藏於混凝土內之導管外，其他部分的導管均為外露。外露的導管可能被假天花、假樑、貯存櫃、覆蓋層、非混凝土間牆、指定之管道槽或其他物料遮蓋或暗藏。

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

3. Interior Fittings

Item		Description	
h.	Gas supply	Type	Towngas (Not applicable to Tower 5)
		System	Gas supply pipe is provided and connected to gas hob and gas water heater for all flats (Not applicable to Tower 5)
		Location	For the location of gas connection points, please refer to the "Schedule for Mechanical & Electrical Provisions"
i.	Washing machine connection point	Location	Please refer to the "Schedule for Mechanical & Electrical Provisions"
		Design	Drain point and water point are provided for washer dryer
j.	Water supply	Material of water pipes	Copper water pipes with thermal insulation are provided for cold water supply and hot water supply
		Whether water pipes are concealed or exposed	Water pipes are partly concealed and partly exposed [2]
		Whether hot water is available	Hot water supply to kitchen, bathroom, powder room and lavatory

Notes:

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

3. 室內裝置

細項		描述	
h.	氣體供應	類型	煤氣 (不適用於第 5 座)
		系統	所有單位已提供煤氣喉並接駁煤氣煮食爐及煤氣熱水爐 (不適用於第 5 座)
		位置	煤氣接駁點的位置，請參閱「機電裝置說明表」
i.	洗衣機接駁點	位置	請參閱「機電裝置說明表」
		設計	設有洗衣乾衣機來、去水接駁喉位
j.	供水	水管的用料	冷水喉及熱水喉均採用配有隔熱層之銅喉
		水管是隱藏或外露	水管是部分隱藏及部分外露 [2]
		有否熱水供應	廚房、浴室、化妝間及洗手間有熱水供應

備註：

2. 除部分隱藏於混凝土內之水管外，其他部分的水管均為外露。外露的水管可能被假天花、假樑、貯存櫃、覆蓋層、非混凝土間牆、指定之管道槽或其他物料遮蓋或暗藏。

4. Miscellaneous

Item		Description		
a.	Lifts	(i) Brand name and model number	Brand Name	OTIS
			Model Number	Gen2-REGEN (Applicable to Lift No. P-L11, 12; T-L18,19, 20, 21, 22, 23, 29, 30, 31)
		(ii) Number of Lifts		11
		(iii) Floors served by them	Shuttle lift access to podium (3/F)	Lift No. P-L11, 12: B2/F, G/F, 3/F
			Tower	Lift No. T-L18: 3/F-20/F (Tower 1) Lift No. T-L19: 3/F-18/F (Tower 1) Lift No. T-L20: B2/F, B1/F, G/F, 2/F, 3/F-20/F (Tower 1) Lift No. T-L21: 3/F-21/F (Tower 2) Lift No. T-L22: 3/F-19/F (Tower 2) Lift No. T-L23: B2/F, B1/F, G/F, 1/F, 2/F, 3/F-21/F (Tower 2) Lift No. T-L29: 3/F-22/F (Tower 5) Lift No. T-L30: 3/F-22/F, R/F (Tower 5) Lift No. T-L31: B2/F, B1/F, G/F, 1/F, 2/F, 3/F-22/F (Tower 5) (4/F, 13/F and 14/F are omitted in each tower)
b.	Letter box	Material		Stainless steel
c.	Refuse collection	(i) Means of refuse collection		Collected by cleaners
		(ii) Location of refuse room		Refuse Storage and Material Recovery Room are provided in the common area of each residential floor. Refuse Storage and Material Recovery Chamber are provided on B2/F

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

4. 雜項

細項		描述		
a.	升降機	(i) 品牌名稱及產品型號	品牌名稱	奧的斯
			產品型號	Gen2-REGEN (適用於 P-L11、12 號; T-L18、19、20、21、22、23、29、30、31 號升降機)
		(ii) 升降機的數目		11
		(iii) 升降機到達的樓層	通往平台(3 樓)之穿梭升降機	P-L11、12 號升降機：地庫 2 層、地下、3 樓
			大廈	T-L18 號升降機：3 樓至 20 樓 (第 1 座) T-L19 號升降機：3 樓至 18 樓 (第 1 座) T-L20 號升降機：地庫 2 層、地庫 1 層、地下、2 樓、3 樓至 20 樓(第 1 座) T-L21 號升降機：3 樓至 21 樓(第 2 座) T-L22 號升降機：3 樓至 19 樓(第 2 座) T-L23 號升降機：地庫 2 層、地庫 1 層、地下、1 樓、2 樓、3 樓至 21 樓(第 2 座) T-L29 號升降機：3 樓至 22 樓(第 5 座) T-L30 號升降機：3 樓至 22 樓、天台(第 5 座) T-L31 號升降機：地庫 2 層、地庫 1 層、地下、1 樓、2 樓、3 樓至 22 樓(第 5 座) (每座均不設 4 樓、13 樓及 14 樓)
b.	信箱	用料		不銹鋼
c.	垃圾收集	(i) 垃圾收集的方法		由清潔工人收集垃圾
		(ii) 垃圾房的位置		各住宅層之公用地方均設有垃圾及物料回收房。另垃圾及物料回收站設於地庫 2 層

賣方承諾如期數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

Item		Description			
			Water meter	Electricity meter	Gas meter
d.	Water meter, electricity meter and gas meter	(i) Location	Tower 1: Meters for 5/F & 6/F inside Water Meter Cabinet on 6/F Meters for 7/F & 8/F inside Water Meter Cabinet on 8/F Meters for 9/F & 10/F inside Water Meter Cabinet on 10/F Meters for 11/F & 12/F inside Water Meter Cabinet on 12/F Meters for 15/F & 16/F inside Water Meter Cabinet on 16/F Meters for 17/F & 18/F inside Water Meter Cabinet on 18/F Meters for 19/F & 20/F inside Water Meter Cabinet on 19/F Tower 2: Meters for 5/F inside Water Meter Cabinet on 5/F Meters for 6/F & 7/F inside Water Meter Cabinet on 7/F Meters for 8/F & 9/F inside Water Meter Cabinet on 9/F Meters for 10/F & 11/F inside Water Meter Cabinet on 11/F Meters for 12/F & 15/F inside Water Meter Cabinet on 15/F Meters for 16/F & 17/F inside Water Meter Cabinet on 17/F Meters for 18/F & 19/F inside Water Meter Cabinet on 19/F Meters for 20/F & 21/F inside Water Meter Cabinet on 20/F Tower 5: Meters for each flats inside Water Meter Cabinet on each floor	Inside Electric Meter Room on each floor (except meters for 18/F of Tower 1 is located on 17/F of Tower 1)	Inside Kitchen (Not applicable to all flats in Tower 5)
		(ii) Whether they are separate or communal meters for residential properties	Separate meter	Separate meter	Separate meter

4. 雜項

細項		描述			
			水錶	電錶	氣體錶
d.	水錶、電錶及氣體錶	(i) 位置	第 1 座: 5 樓及 6 樓水錶設於 6 樓水錶櫃 7 樓及 8 樓水錶設於 8 樓水錶櫃 9 樓及 10 樓水錶設於 10 樓水錶櫃 11 樓及 12 樓水錶設於 12 樓水錶櫃 15 樓及 16 樓水錶設於 16 樓水錶櫃 17 樓及 18 樓水錶設於 18 樓水錶櫃 19 樓及 20 樓水錶設於 19 樓水錶櫃 第 2 座: 5 樓水錶設於 5 樓水錶櫃 6 樓及 7 樓水錶設於 7 樓水錶櫃 8 樓及 9 樓水錶設於 9 樓水錶櫃 10 樓及 11 樓水錶設於 11 樓水錶櫃 12 樓及 15 樓水錶設於 15 樓水錶櫃 16 樓及 17 樓水錶設於 17 樓水錶櫃 18 樓及 19 樓水錶設於 19 樓水錶櫃 20 樓及 21 樓水錶設於 20 樓水錶櫃 第 5 座: 各單位水錶設於每層之水錶櫃	設於每層之電錶房內(除第 1 座 18 樓電錶設於第 1 座 17 樓外)	廚房內(不適用於第 5 座所有單位)
		(ii) 就住宅單位而言是獨立抑或公用的錶	獨立錶	獨立錶	獨立錶

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

5. Security Facilities

Item	Description	
Security system and equipment	Access control and security system	Access card reader are installed at 3/F residential entrance lobby, residential clubhouse and residential lift cars for residential access. Colour display screen video door phone is provided in all residential units
	CCTV	CCTV cameras are provided at residential entrance lobby, roofs and all lift cars connecting directly to the 3/F residential entrance lobby counter
	Colour display screen for control video door phone connecting to 3/F residential entrance lobby counter is installed in each residential unit	

5. 保安設施

細項	描述	
保安系統及設備	入口通道控制及保安系統	3 樓住宅入口大堂、住客會所及住客升降機裝有智能讀咭機供住戶出入使用。各住宅單位內裝配彩色屏幕視像對講機。
	閉路電視	住宅入口大堂、天台及所有升降機均裝有閉路電視連接 3 樓住宅入口大堂前台
	各住宅單位均裝配彩色屏幕控制視像對講機，連接 3 樓住宅入口大堂前台	

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

6. Appliances Schedule (Tower 1)　設備說明表 (第 1 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位					
			Indoor Unit 室內機	Outdoor Unit 室外機	5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
					A	B	A	B	A	A
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS50FAV2C	3MXS80AA(*)	-	✓	-	✓	-	-
			CDXS60FAV2C	3MXS80AA(*)	✓	-	✓	-	-	-
				4MXS100AA(*)	-	-	-	-	✓	✓
			FDXS60CVMA	RXS60FVMA	✓	-	✓	-	✓	✓
			FDXS50CVMA	RXS50FVMA	-	✓	-	✓	✓	✓
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS60FAV2C	4MXS100AA(*)	✓	-	✓	-		
			CDXS50FAV2C	3MXS80AA(*)	-	✓	-	✓		
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS50EVMA	4MXS100AA(*)	✓	-	✓	-		
			FTXS25EVMA	3MXS80AA(*)	-	✓	-	✓		
Bedroom 3 睡房 3	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	4MXS100AA(*)	✓	-	✓	-		
			FTXS35EVMA	3MXS80AA(*)	-	✓	-	✓		
Area Adjoining Corridor 與走廊相鄰的區域	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)					✓	✓
			FTXS50EVMA	RXS50FVMA					✓	-
Area Adjoining Master Bathroom 與主人浴室相鄰的區域	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS50FAV2C	3MXS80AA(*)					✓	✓
Area Adjoining Bathroom 2 與浴室 2 相鄰的區域	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS60EVMA	RXS60FVMA						✓

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The symbol (-) as shown in the above table denotes “Not provided”.
The symbol (/) as shown in the above table denotes ”Not applicable”.
The symbol (*) as shown in the above table denotes ”Shared type outdoor unit ”.
The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

備註: 上表內之(✓) 符號代表“有提供”
上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”
上表內之(*) 符號代表“共用室外機”
賣方承諾如期數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。

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

6. Appliances Schedule (Tower 1)　設備說明表 (第 1 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位					
			Indoor Unit 室內機	Outdoor Unit 室外機	5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
					A	B	A	B	A	A
Bedroom 4 睡房 4	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS35EVMA	4MXS100AA(*)	✓		✓			
Utility 工作間	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	-	✓	-	✓	-	-
				4MXS100AA(*)	✓	-	✓	-	✓	✓
Kitchen 廚房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS25FV2C	3MXS80AA(*)	✓	✓	✓	✓	-	-
				4MXS100AA(*)	-	-	-	-	✓	✓

Notes : The symbol (✓) as shown in the above table denotes “Provided”.
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上表內之(/) 符號代表“不適用”
上表內之(*) 符號代表“共用室外機”
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FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

6. Appliances Schedule (Tower 1)　設備說明表 (第 1 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位					
				5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
				A	B	A	B	A	A
Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1 i	✓	✓	✓	✓	-	-
	Steam Oven 蒸爐	Miele	DG 7440	✓	✓	✓	✓	-	-
	Oven 焗爐	Miele	H2860B	✓	✓	✓	✓	-	-
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	✓	✓	✓	✓	-	-
	Refrigerator 雪櫃	Miele	KFNS 37232 iD	✓	✓	✓	✓	✓	✓
	Video Door phone 視像對講機	Urmet	Nexo	✓	✓	✓	✓	✓	✓
	Gas Hob 煤氣煮食爐	Miele	CS 1018G	✓	✓	✓	✓	-	-
		Miele	CS 1013-1	✓	✓	✓	✓	-	-
	Cooker Hood 抽油煙機	Miele	DA 5328 W	✓	✓	✓	✓	-	-
	Dishwasher 洗碗碟機	Miele	G7150 SCVi	✓	✓	✓	✓	-	-
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	✓	✓	-	-
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H (For Kitchen 用於廚房)	✓	✓	✓	✓	✓	✓
			FV-04NU1H (For Lobby 用於大堂)	✓	✓	✓	✓	-	-
	Router 路由器	TP Link	TL-HKR479GPE-AC	✓	✓	✓	✓	-	-

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The symbol (*) as shown in the above table denotes ”Shared type outdoor unit ”.
The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

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上表內之(*) 符號代表“共用室外機”
賣方承諾如期數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。

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

6. Appliances Schedule (Tower 1)　設備說明表 (第 1 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位					
				5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
				A	B	A	B	A	A
Master Bathroom 主人浴室	Floor Heating System 地暖系統	Danfoss	-	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-05NU1H	✓	✓	✓	✓	✓	✓
Bathroom 2 浴室 2	Floor Heating System 地暖系統	Danfoss	-	-	-	-	-	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	✓	✓	✓	✓	-	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓	✓	✓	✓	✓	✓
Bathroom 3 浴室 3	Floor Heating System 地暖系統	Danfoss	-	-	/	-	/	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	-	/	-	/	✓	-
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓	/	✓	/	✓	✓
Powder Room 化妝間	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	/	/	/	/	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	/	/	/	/	✓	✓
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-02NU1H	✓	✓	✓	✓	✓	✓
Utility 工作間	Washing Machine 洗衣機	Miele	WKB120	✓	✓	✓	✓	✓	✓
	Dryer Machine 乾衣機	Miele	TKB340WP	✓	✓	✓	✓	✓	✓

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

6. Appliances Schedule (Tower 1)　設備說明表 (第 1 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位					
				5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
				A	B	A	B	A	A
Master Bedroom 主人睡房	Cosmetic Cooler 化妝品雪櫃	Biszet	b7	✓	-	✓	-	-	-
Jacuzzi 按摩浴缸	Jacuzzi 按摩浴缸	Jacuzzi	Delfi Pro					✓	
Roof 天台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL						✓

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

6. Appliances Schedule (Tower 2)　設備說明表 (第 2 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位					
			Indoor Unit 室內機	Outdoor Unit 室外機	5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
					A	B	A	B	A	A
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS50FAV2C	3MXS80AA(*)	-	✓	-	✓	-	-
			CDXS60FAV2C	3MXS80AA(*)	✓	-	✓	-	-	-
				4MXS100AA(*)	-	-	-	-	✓	✓
			FDXS60CVMA	RXS60FVMA	✓	-	✓	-	✓	✓
			FDXS50CVMA	RXS50FVMA	-	✓	-	✓	✓	✓
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS50FAV2C	3MXS80AA(*)	-	✓	-	✓	✓	✓
			CDXS60FAV2C	4MXS100AA(*)	✓	-	✓	-	-	-
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	-	✓	-	✓	-	-
			FTXS35EVMA	4MXS100AA(*)	✓	-	✓	-	-	-
			FTXS50EVMA	RXS50FVMA	-	-	-	-	✓	-
			FTX60EVMA	RXS60FVMA	-	-	-	-	-	✓

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

6. Appliances Schedule (Tower 2)　設備說明表 (第 2 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位					
			Indoor Unit 室內機	Outdoor Unit 室外機	5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
					A	B	A	B	A	A
Bedroom 3 睡房 3	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	4MXS100AA(*)	✓	-	✓	-	-	-
			FTXS35EVMA	3MXS80AA(*)	-	✓	-	✓	-	-
			FTXS25EVMA	3MXS80AA(*)	-	-	-	-	✓	✓
Bedroom 4 睡房 4	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS35EVMA	4MXS100AA(*)	✓		✓		-	-
			FTXS25EVMA	3MXS80AA(*)	-		-		✓	✓
Utility 工作間	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	-	✓	-	✓	-	-
				4MXS100AA(*)	✓	-	✓	-	✓	✓
Kitchen 廚房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS25FAV2C	3MXS80AA(*)	✓	✓	✓	✓	-	-
				4MXS100AA(*)	-	-	-	-	✓	✓

Notes : The symbol (✓) as shown in the above table denotes “Provided”.
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賣方承諾如期數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。

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

6. Appliances Schedule (Tower 2)　設備說明表 (第 2 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位					
				5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
				A	B	A	B	A	A
Kitchen 廚房	Induction Hob 電磁爐	Miele	CS 1212-1 i	✓	✓	✓	✓	✓	✓
	Steam Oven 蒸爐	Miele	DG 7440	✓	✓	✓	✓	-	-
	Steam Combination Oven 蒸焗爐	Miele	DGC 7440	-	-	-	-	✓	✓
	Oven 焗爐	Miele	H2860B	✓	✓	✓	✓	-	-
		Miele	H7264B	-	-	-	-	✓	✓
	Wine Cellar 酒櫃	Miele	KWT 6321 UG	✓	✓	✓	✓	-	-
	Refrigerator 雪櫃	Miele	KFNS 37232 iD	✓	✓	✓	✓	✓	✓
	Video Door Phone 視像對講機	Urmet	Nexo	✓	✓	✓	✓	✓	✓
	Gas Hob 煤氣煮食爐	Miele	CS 1018G	✓	✓	✓	✓	✓	✓
		Miele	CS 1013-1	✓	✓	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Miele	DA 5328 W	✓	✓	✓	✓	✓	✓
	Dishwasher 洗碗碟機	Miele	G7150 SCVi	✓	✓	✓	✓	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	✓	✓	✓	✓	-	-
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H (For Kitchen 用於廚房)	✓	✓	✓	✓	✓	✓
			FV-04NU1H (For Lobby 用於大堂)	✓	✓	✓	✓	-	-
	Router 路由器	TP Link	TL-HKR479GPE-AC	✓	✓	✓	✓	✓	✓

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上表內之(*) 符號代表“共用室外機”
賣方承諾如期數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。

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

6. Appliances Schedule (Tower 2)　設備說明表 (第 2 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位					
				5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
				A	B	A	B	A	A
Master Bathroom 主人浴室	Floor Heating System 地暖系統	Danfoss	-	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-05NU1H	✓	✓	✓	✓	✓	✓
Bathroom 2 浴室 2	Floor Heating System 地暖系統	Danfoss	-	-	-	-	-	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	✓	✓	✓	✓	-	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓	✓	✓	✓	✓	✓
Bathroom 3 浴室 3	Floor Heating System 地暖系統	Danfoss	-	-	/	-	/	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	-	/	-	/	✓	-
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓	/	✓	/	✓	✓
Powder room 化妝間	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	/	/	/	/	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	/	/	/	/	✓	✓
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-02NU1H	✓	✓	✓	✓	✓	✓
Utility 工作間	Washing Machine 洗衣機	Miele	WKB120	✓	✓	✓	✓	✓	✓
	Dryer Machine 乾衣機	Miele	TKB340WP	✓	✓	✓	✓	✓	✓

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賣方承諾如期數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。

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

6. Appliances Schedule (Tower 2) 設備說明表 (第 2 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位					
				5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
				A	B	A	B	A	A
Master Bedroom 主人睡房	Cosmetic Cooler 化妝品雪櫃	Biszet	b7	✓	-	✓	-	-	-
Walk-in Closet 衣帽間	Cosmetic Cooler 化妝品雪櫃	Biszet	b7	/	/	/	/	✓	✓
Living Room and Dining Room 客廳及飯廳	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM6	-	-	-	-	✓	✓
	Wine Cellar 酒櫃	Miele	KWT2611Vi	-	-	-	-	✓	✓
	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	-	-	-	-	✓	-
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	-	-	-	-	✓	✓
	Refrigerator 雪櫃	Miele	KFNS 37232 iD	-	-	-	-	✓	✓
Roof 天台	Gas Water Heater 煤氣熱水爐	TGC	TNJW221TFQL	/	/	/	/	/	✓

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

6. Appliances Schedule (Tower 5)　設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位 5/F 5 樓										
			Indoor Unit 室內機	Outdoor Unit 室外機	A	B	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FDXS50CVMA	RXS50FVMA	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓
			FDXS60CVMA	RXS60FVMA	✓	-	-	-	-	-	✓	-	-	-	-
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS35FAV2C	3MXS80AA(*)	-	✓	-	-	-	-	/	-	-	-	-
			CDXS50FAV2C	4MXS100AA(*)	✓	-	-	-	-	-	/	-	-	-	-
			FTXS25EVMA	RXS25EBVMA	-	-	✓	✓	-	-	/	✓	✓	✓	-
			FTXS35EVMA	RXS35EBVMA	-	-	-	-	✓	✓	/	-	-	-	✓
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	-	✓	/	/	/	/	/	/	/	/	/
				4MXS100AA(*)	✓	-	/	/	/	/	/	/	/	/	/
Bedroom 3 睡房 3	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS50FVMA	4MXS100AA(*)	✓	/	/	/	/	/	/	/	/	/	/

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

6. Appliances Schedule (Tower 5)　設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位										
			Indoor Unit 室內機	Outdoor Unit 室外機	6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓										
					A	B	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FDXS50CVMA	RXS50FVMA	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓
			FDXS60CVMA	RXS60FVMA	✓	-	-	-	-	-	✓	-	-	-	-
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS35FAV2C	3MXS80AA(*)	-	✓	-	-	-	-	/	-	-	-	-
			CDXS50FAV2C	4MXS100AA(*)	✓	-	-	-	-	-	/	-	-	-	-
			FTXS25EVMA	RXS25EBVMA	-	-	✓	✓	-	-	/	✓	✓	✓	-
			FTXS35EVMA	RXS35EBVMA	-	-	-	-	✓	✓	/	-	-	-	✓
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	-	✓	/	/	/	/	/	/	/	/	/
				4MXS100AA(*)	✓	-	/	/	/	/	/	/	/	/	/
Bedroom 3 睡房 3	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS50FVMA	4MXS100AA(*)	✓	/	/	/	/	/	/	/	/	/	/

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

6. Appliances Schedule (Tower 5)　設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位										
			Indoor Unit 室內機	Outdoor Unit 室外機	20/F 20 樓										
					A	B	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FDXS50CVMA	RXS50FVMA	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓
			FDXS60CVMA	RXS60FVMA	✓	-	-	-	-	-	✓	-	-	-	-
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS35FAV2C	3MXS80AA(*)	-	✓	-	-	-	-	/	-	-	-	-
			CDXS50FAV2C	4MXS100AA(*)	✓	-	-	-	-	-	/	-	-	-	-
			FTXS25EVMA	RXS25EBVMA	-	-	✓	✓	-	-	/	✓	✓	✓	-
			FTXS35EVMA	RXS35EBVMA	-	-	-	-	✓	✓	/	-	-	-	✓
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	-	✓	/	/	/	/	/	/	/	/	/
				4MXS100AA(*)	✓	-	/	/	/	/	/	/	/	/	/
Bedroom 3 睡房 3	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS50FVMA	4MXS100AA(*)	✓	/	/	/	/	/	/	/	/	/	/

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

6. Appliances Schedule (Tower 5)　設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位									
			Indoor Unit 室內機	Outdoor Unit 室外機	21/F 21 樓									
					A	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FDXS60CVMA	RXS60FVMA	✓	-	-	-	-	✓	-	-	-	-
			FDXS50CVMA	RXS50FVMA	-	✓	✓	✓	✓	-	✓	✓	✓	✓
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS35EVMA	RXS35EBVMA	-	✓	✓	✓	✓		✓	✓	✓	✓
			CDXS50FAV2C	3MXS80AA(*)	✓	-	-	-	-		-	-	-	-
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	✓									
Bedroom 3 睡房 3	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	✓									
Utility 工作間	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	✓									

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

6. Appliances Schedule (Tower 5)　設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)		Flat Applicable 適用單位									
			Indoor Unit 室內機	Outdoor Unit 室外機	22/F 22 樓									
					A	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FDXS60CVMA	RXS60FVMA	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
			FDXS50CVMA	4MXS100AA(*)	✓	-	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	CDXS50FAV2C	3MXS80AA(*)	✓	-	-	-	-	/	-	-	-	-
			FTXS35EVMA8	RXS35EBVMA	-	✓	✓	✓	✓	/	✓	✓	✓	✓
Bedroom 2 睡房 2	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	✓	/	/	/	/	/	/	/	/	/
Bedroom 3 睡房 3	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	✓	/	/	/	/	/	/	/	/	/
Utility 工作間	Split Type Air-Conditioner 分體式冷氣機	Daikin 大金	FTXS25EVMA	3MXS80AA(*)	✓	/	/	/	/	/	/	/	/	/

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

6. Appliances Schedule (Tower 5) 設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位 5/F-12/F, 15/F-20/F 5 樓至 12 樓、15 樓至 20 樓										
				A	B	C	D	E	F	G	H	J	K	L
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Gaggenau	VI232120	-	-	-	-	-	-	✓	-	-	-	-
		Gaggenau	CI262114	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Steam Combination Oven 蒸焗爐	Gaggenau	BSP250111	✓	✓	-	-	-	-	-	-	-	-	-
	Wine Cellar 酒櫃	Vintec	V20SGES3	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓
	Refrigerator 雪櫃	Gaggenau	RB280303	-	✓	✓	✓	✓	✓	-	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Gaggenau	AF210161	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Gaggenau	WD200140	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Microwave Oven 微波爐	Gaggenau	BMP224100	-	-	-	✓	-	✓	-	✓	-	-	✓
		Gaggenau	BMP225100	-	-	✓	-	✓	-	✓	-	✓	✓	-
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Urmet	Nexo	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	Vintec	V40SGEBK	✓	-	-	-	-	-	-	-	-	-	-
	Refrigerator 雪櫃	Gaggenau	RB280303	✓	-	-	-	-	-	✓	-	-	-	-
	Router 路由器	TP Link	TL-HKR473GP-AC	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
		TP Link	TL-HKR479GPE-AC	✓	-	-	-	-	-	-	-	-	-	-

Notes :
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上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”
上表內之(*) 符號代表“共用室外機”
賣方承諾如期數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。

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

6. Appliances Schedule (Tower 5)　設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位 5/F-12/F, 15/F-20/F 5 樓至 12 樓、15 樓至 20 樓										
				A	B	C	D	E	F	G	H	J	K	L
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Notes : The symbol (✓) as shown in the above table denotes “Provided”.
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FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

6. Appliances Schedule (Tower 5)　設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位									
				21/F 21 樓									
				A	C	D	E	F	G	H	J	K	L
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Gaggenau	VI232120	-	-	-	-	-	✓	-	-	-	-
		Gaggenau	CI262114	✓	✓	✓	✓	✓	-	✓	✓	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	Vintec	V20SGES3	-	✓	✓	✓	✓	-	✓	✓	✓	✓
	Refrigerator 雪櫃	Gaggenau	RB280303	-	✓	✓	✓	✓	-	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Gaggenau	AF210161	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Gaggenau	WD200140	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Microwave Oven 微波爐	Gaggenau	BMP224100	-	-	✓	-	✓	-	✓	-	-	✓
		Gaggenau	BMP225100	-	✓	-	✓	-	✓	-	✓	✓	-
Living Room and Dining Room 客廳及飯廳	Combi Microwave Oven 微波焗爐	Gaggenau	BMP250110	✓	-	-	-	-	-	-	-	-	-
	Wine Cellar 酒櫃	Vintec	V40SGEBK	✓	-	-	-	-	-	-	-	-	-
	Refrigerator 雪櫃	Gaggenau	RB280303	✓	-	-	-	-	✓	-	-	-	-

Notes : The symbol (✓) as shown in the above table denotes “Provided”.
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The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

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

6. Appliances Schedule (Tower 5)　設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位									
				21/F 21 樓									
				A	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Urmet	Nexo	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Router 路由器	TP Link	TL-HKR473GP-AC	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
		TP Link	TL-HKR479GPE-AC	✓	-	-	-	-	-	-	-	-	-
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Floor Heating System 地暖系統	Danfoss	-	✓	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室 2	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	✓									
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓									
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLi	✓									
	Floor Heating System 地暖系統	Danfoss	-	✓									
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓									
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLi	✓									
Utility 工作間	Washer Dryer 洗衣乾衣機	Gaggenau	WD200140	✓									

Notes : The symbol (✓) as shown in the above table denotes “Provided”.
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The Vendor undertakes that if lifts or appliances of the specified brand name or model number are not installed in the Phase, lifts or appliances of comparable quality will be installed.

備註: 上表內之(✓) 符號代表“有提供”
上表內之(-) 符號代表“沒有提供”
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上表內之(*) 符號代表“共用室外機”
賣方承諾如期數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。

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

6. Appliances Schedule (Tower 5) 設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位									
				22/F 22 樓									
				A	C	D	E	F	G	H	J	K	L
Open Kitchen 開放式廚房	Induction Hob 電磁爐	Gaggenau	VI232120	-	-	-	-	-	✓	-	-	-	-
		Gaggenau	CI262114	✓	✓	✓	✓	✓	-	✓	✓	✓	✓
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHM 6	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Wine Cellar 酒櫃	Vintec	V20SGES3	-	✓	✓	✓	✓	-	✓	✓	✓	✓
	Refrigerator 雪櫃	Gaggenau	RB280303	✓	✓	✓	✓	✓	-	✓	✓	✓	✓
	Cooker Hood 抽油煙機	Gaggenau	AF210161	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Washer Dryer 洗衣乾衣機	Gaggenau	WD200140	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Microwave Oven 微波爐	Gaggenau	BMP224100	-	-	✓	-	✓	-	✓	-	-	✓
		Gaggenau	BMP225100	-	✓	-	✓	-	✓	-	✓	✓	-
Living Room and Dining Room 客廳及飯廳	Video Door Phone 視像對講機	Urmet	Nexo	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Refrigerator 雪櫃	Gaggenau	RB280303	-	-	-	-	-	✓	-	-	-	-
	Combi Microwave Oven 微波焗爐	Gaggenau	BMP250110	✓	-	-	-	-	-	-	-	-	-
	Wine Cellar 酒櫃	Vintec	V40SGEBK	✓	-	-	-	-	-	-	-	-	-
	Router 路由器	TP Link	TL-HKR473GP-AC	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
		TP Link	TL-HKR479GPE-AC	✓	-	-	-	-	-	-	-	-	-

Notes : The symbol (✓) as shown in the above table denotes “Provided”.
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FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

6. Appliances Schedule (Tower 5)　設備說明表 (第 5 座)

Location 位置	Appliances 設備	Brand 品牌	Model No. (if any) 型號 (如有)	Flat Applicable 適用單位									
				22/F 22 樓									
				A	C	D	E	F	G	H	J	K	L
Master Bathroom 主人浴室	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLi	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
	Floor Heating System 地暖系統	Danfoss	-	✓	-	-	-	-	-	-	-	-	-
Bathroom 2 浴室 2	Dehumidifier 抽濕機	Cold Magic 高美	CDH-22R2B	✓									
	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓									
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLi	✓									
	Floor Heating System 地暖系統	Danfoss	-	✓									
Lavatory 洗手間	Exhaust Fan 抽氣扇	Panasonic	FV-04NU1H	✓									
	Electrical Water Heater 電熱水爐	Stiebel Eltron 斯寶亞創	DHB-E 27 SLi	✓									
Utility 工作間	Washer Dryer 洗衣乾衣機	Gaggenau	WD200140	✓									

Notes : The symbol (✓) as shown in the above table denotes “Provided”.
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7. Schedule for Mechanical & Electrical Provisions (Tower 1) 機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		3	3	3	3	10	3
	Lighting Point 燈位		5	4	5	4	59	39
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	-	-
	Telephone Outlet 電話插座		2	2	2	2	-	-
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	-	-
	Data Point 網絡插座		1	1	1	1	-	-
	Single Socket Outlet 單位插座		1	1	1	1	31	19
	Twin Socket Outlet 雙位插座		6	6	6	6	-	-
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		2	2	2	2	6	2
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	2	2	2	2	4	7
		Socket Outlet for Wine Cellar 酒櫃插座	-	-	-	-	-	2
	Switch for Lobby Exhaust Fan 大堂抽氣扇開關掣		1	1	1	1	-	-
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	-	-	-	-	1	1
	Single Socket Outlet with USB Module 單位插座連 USB 插座		-	-	-	-	1	1
	Switch for Door 門開關掣		-	-	-	-	-	1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 1) 機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Area Adjoining Corridor 與走廊相鄰的區域	Lighting Switch 燈掣							2
	Lighting Point 燈位							5
	Single Socket Outlet 單位插座							5
	Single Socket Outlet with USB Module 單位插座連 USB 插座							1
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座						2
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座							2
Area Adjoining Master Bathroom 與主人浴室相鄰的區域	Lighting Switch 燈掣						2	1
	Lighting Point 燈位						10	1
	AV Outlet 影音天線插座						-	1
	Single Socket Outlet 單位插座						8	6
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座					2	2
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座						2	2
	Switch for Door 開門關掣						-	1
	Switch for Home Automation 智能家居開關掣						-	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 1) 機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Area Adjoining Bathroom 2 與浴室 2 相鄰的區域	Lighting Switch 燈掣							1
	Lighting Point 燈位							2
	Telephone Outlet 電話插座							3
	Data Point 網絡插座							4
	Single Socket Outlet 單位插座							6
	Single Socket Outlet with USB Module 單位插座連 USB 插座							4
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座						1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座							1

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備註: 上表內之(-) 符號代表“沒有提供”
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FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

7. Schedule for Mechanical & Electrical Provisions (Tower 1) 機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Lobby 大堂	Lighting Point 燈位		3	3	3	3		
	Lighting Switch 燈掣		1	1	1	1		
	Motion Sensor 移動感應器		1	1	1	1		
	Single Socket Outlet 單位插座		1	1	1	1		
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1		
		Emergency Call Button 緊急呼叫掣	1	1	1	1		
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	1	1		
	Lighting Point 燈位		2	2	2	2		
	TV/FM Outlet 電視/電台天線插座		2	2	2	2		
	Telephone Outlet 電話插座		2	2	2	2		
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1		
		Single Socket Outlet 單位插座	1	-	1	-		
	Twin Socket Outlet 雙位插座		3	3	3	3		
		Twin Socket Outlet 雙位插座	-	1	-	1		
		Twin Socket Power Strip with USB Module 雙位插座連 USB 插座	1	1	1	1		
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	1	1	1		
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		2	1	2	1		
		Socket Outlet for Cosmetic Cooler 化妝品雪櫃插座	1	-	1	-		
		Fused Spur Unit for Wardrobe Light 衣櫃燈接線座	1	1	1	1		

Notes : The symbol (-) as shown in the above table denotes “Not provided”.
The symbol (/) as shown in the above table denotes ”Not applicable”.

備註: 上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”

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

7. Schedule for Mechanical & Electrical Provisions (Tower 1)　機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	1	1	1		
	Lighting Point 燈位		1	1	1	1		
	TV/FM Outlet 電視/電台天線插座		1	1	1	1		
	Telephone Outlet 電話插座		1	1	1	1		
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1		
	Single Socket Outlet 單位插座		1	1	1	1		
	Twin Socket Outlet 雙位插座		2	2	2	2		
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1	1	1		
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1		

Notes : The symbol (-) as shown in the above table denotes “Not provided”.
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7. Schedule for Mechanical & Electrical Provisions (Tower 1)　機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Bedroom 3 睡房 3	Lighting Switch 燈掣		1	1	1	1		
	Lighting Point 燈位		1	1	1	1		
	TV/FM Outlet 電視/電台天線插座		1	1	1	1		
	Telephone Outlet 電話插座		1	1	1	1		
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1		
	Single Socket Outlet 單位插座		1	-	1	-		
	Twin Socket Outlet 雙位插座		2	2	2	2		
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1	1	1		
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1		

Notes : The symbol (-) as shown in the above table denotes “Not provided”.
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FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

7. Schedule for Mechanical & Electrical Provisions (Tower 1)　機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Bedroom 4 睡房 4	Lighting Switch 燈掣		1		1			
	Lighting Point 燈位		2		2			
	TV/FM Outlet 電視/電台天線插座		1		1			
	Telephone Outlet 電話插座		1		1			
	Wi-Fi Socket Outlet Wi-Fi 插座		1		1			
	Single Socket Outlet 單位插座		1		1			
	Twin Socket Outlet 雙位插座		2		2			
	Switch for Air-conditioner Unit 冷氣機開關掣		1		1			
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1		1			
Kitchen 廚房	Lighting Switch 燈掣		2	2	2	2	1	1
	Lighting Point 燈位		7	7	7	7	8	8
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2
	Twin Socket Outlet with USB Module 雙位插座連 USB 插座		1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1
		Door Bell 門鐘	1	1	1	1	1	1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 1) 機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Kitchen 廚房		Socket Outlet for Refrigerator 雪櫃插座	2	2	2	2	-	-
		Socket Outlet for Wine Cellar 酒櫃插座	1	1	1	1	-	-
		Socket Outlet for Dishwasher 洗碗碟機插座	1	1	1	1	-	-
		Connection Unit for Steam Oven 蒸爐接駁點	1	1	1	1	-	-
		Connection Unit for Oven 焗爐接駁點	1	1	1	1	-	-
		Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	-	-
		Socket Outlet for Gas Hob 煤氣煮食爐插座	2	2	2	2	-	-
		Gas Connection Point for Gas Hob 煤氣煮食爐接駁點	1	1	1	1	-	-
		Connection Unit for Induction Hob 電磁爐接駁點	1	1	1	1	-	-
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Lobby Exhaust Fan 大堂抽氣扇接線座	1	1	1	1	-	-
		Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	3	2	3	2	-	-
		Gas connection point for Gas Water Heater 煤氣熱水爐煤氣接駁點	3	2	3	2	-	-
		Single Socket Outlet 單位插座	1	1	1	1	-	-
		TV/FM Outlet 電視/電台天線插座	1	1	1	1	-	-

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

7. Schedule for Mechanical & Electrical Provisions (Tower 1)　機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Kitchen 廚房		Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	-	-
		Socket Outlet for Router 路由器插座	1	1	1	1	-	-
		Fiber Hybrid Faceplate 光纖入屋面板	1	1	1	1	-	-
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	1	1	1	1	-	-
Utility 工作間	Lighting Switch 燈掣		1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		1	1	1	1	1	1
	Single Socket Outlet 單位插座		-	-	-	-	8	8
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1
	Distribution Board 配電箱		1	1	1	1	1	1
	Twin Socket Outlet for Washing Machine and Dryer Machine 洗衣機及乾衣機雙位插座		1	1	1	1	1	1
	Water Point and Drainage Point for Washing Machine and Dryer Machine 洗衣機及乾衣機來去水接駁點		1	1	1	1	1	1
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣		1	1	1	1	-	1
	Power Switch for Gas Water Heater 煤氣熱水爐電源開關掣		3	2	3	2	-	-
Lavatory 洗手間	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 1) 機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Master Bathroom 主人浴室	Lighting Switch 燈掣		1	1	1	1	-	-
	Lighting Switch and Switch for Mirror Defogster 燈掣及防霧鏡開關掣		1	1	1	1	-	-
	Lighting Point 燈位		6	6	6	6	7	7
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	-	-
	Single Socket Outlet 單位插座		1	1	1	1	1	1
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1
	Switch for Floor Heating System 地暖系統開關掣		1	1	1	1	-	-
	Lighting Switch, Switch for Mirror Defogster, Exhaust Fan and Floor Heating System 燈掣，防霧鏡，抽氣扇及地暖系統開關掣		-	-	-	-	1	1
		Fused Spur Unit for Floor Heating System 地暖系統接線座	1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	1	1	1	1	1	1
		Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣	1	1	1	1	1	1
		Temperature Controller for Floor Heating System 地暖系統溫度掣	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	1	1	1	1	1
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1
	Fused Spur Unit 接線座		1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 1)　機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Bathroom 2 浴室 2	Lighting Switch 燈掣		1	1	1	1	-	-
	Lighting Point 燈位		4	5	4	5	4	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	-	-
	Switch for Dehumidifier 抽濕機開關掣		1	1	1	1	-	-
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1
	Lighting Switch, Switch for Exhaust Fan, Dehumidfier and Floor Heating System 燈掣，抽氣扇，抽濕機及地暖系統開關掣		-	-	-	-	1	1
		Single Socket Outlet 單位插座	1	1	1	1	1	1
		Fused Spur Unit for Floor Heating System 地暖系統接線座	-	-	-	-	1	1
		Temperature Controller for Floor Heating System 地暖系統溫度掣	-	-	-	-	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	1	1	1	1	-	1
		Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	-	1	-	1	1	1
	Fused Spur Unit 接線座		-	-	-	-	1	1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 1) 機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Bathroom 3 浴室 3	Lighting Switch 燈掣		1		1		-	-
	Lighting Point 燈位		3		3		3	3
	Switch for Exhaust Fan 抽氣扇開關掣		1		1		-	-
	Single Socket Outlet 單位插座		1		1		-	-
		Single Socket Outlet 單位插座	1		1		1	1
	USB Socket Outlet USB 插座		1		1		-	-
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣		1		1		-	-
	Lighting Switch, Switch for Exhaust Fan, Dehumidfier and Floor Heating System 燈掣，抽氣扇，抽濕機及地暖系統開關掣		-		-		1	-
	Lighting Switch, Switch for Exhaust Fan, and Floor Heating System 燈掣，抽氣扇及地暖系統開關掣		-		-		-	1
		Fused Spur Unit for Floor Heating System 地暖系統接線座	-		-		1	1
		Temperature Controller for Floor Heating System 地暖系統溫度掣	-		-		1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1		1		1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	-		-		1	-
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1		1		1	1
	Fused Spur Unit 接線座		-		-		1	1
		Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣	-		-		1	1
	Single Socket Outlet with USB Module 單位插座連 USB 插座		-		-		1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 1)　機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Powder Room 化妝間	Lighting Point 燈位						2	2
	Single Socket Outlet with USB Module 單位插座連 USB 插座						1	1
	Lighting Switch, Switch for Exhaust Fan and Electrical Water Heater 燈掣，抽氣扇及電熱水爐開關掣						1	1
		Single Socket Outlet 單位插座					1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座					1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點					1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座					1	1
	Fused Spur Unit 接線座						1	1
Store Room 儲物房	Lighting Switch 燈掣							2
	Single Socket Outlet 單位插座							2

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

7. Schedule for Mechanical & Electrical Provisions (Tower 1)　機電裝置說明表 (第 1 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-18/F 6 樓至 12 樓、15 樓至 18 樓		19/F 19 樓	20/F 20 樓
			A	B	A	B	A	A
Flat Roof 平台	Lighting Switch 燈掣		1	1			2	
	Lighting Point 燈位		15	5			4	
	Waterproof Single Socket Outlet 防水單位插座		2	1			2	
Balcony 露台	Lighting Switch 燈掣				1	1	1	1
	Lighting Point 燈位				1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣				1	1	1	1
	Lighting Point 燈位				1	1	1	1
Jacuzzi 按摩浴缸	Switch for Jacuzzi 按摩浴缸開關掣						1	
		Isolator for Jacuzzi 按摩浴缸開關掣					1	
Roof 天台	Lighting Switch 燈掣							1
	Lighting Point 燈位							10
	Waterproof Single Socket Outlet 防水單位插座							3
		Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座						3
		Gas connection point for Gas Water Heater 煤氣熱水爐煤氣接駁點						3

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7. Schedule for Mechanical & Electrical Provisions (Tower 2) 機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		3	3	3	3	8	10
	Lighting Point 燈位		5	4	5	4	23	25
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	3	3
	Telephone Outlet 電話插座		2	2	2	2	3	3
	Data Point 網絡插座		1	1	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	2	2
	Single Socket Outlet 單位插座		1	1	1	1	4	5
	Twin Socket Outlet 雙位插座		6	6	6	6	6	6
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		2	2	2	2	5	6
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	2	2	2	2	4	4
		Socket Outlet for Wine Cellar 酒櫃插座	-	-	-	-	1	1
		Socket Outlet for Refrigerator 雪櫃插座	-	-	-	-	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		-	-	-	-	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	-	-	-	-	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	-	-	-	-	1	1
	Switch for Lobby Exhaust Fan 大堂抽氣扇開關掣		1	1	1	1	1	1
		Fused Spur Unit for Lobby Exhaust Fan 大堂抽氣扇接線座	-	-	-	-	1	1
		Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	-	-	-	-	3	-
		Gas Connection Point for Gas Water Heater 煤氣熱水爐煤氣接駁點	-	-	-	-	3	-

Notes : The symbol (-) as shown in the above table denotes “Not provided”.
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備註: 上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 2)　機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Lobby 大堂	Lighting Point 燈位		3	3	3	3	3	3
	Lighting Switch 燈掣		1	1	1	1	1	1
	Motion Sensor 移動感應器		1	1	1	1	1	1
	Single Socket Outlet 單位插座		1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1
		Emergency Call Button 緊急呼叫掣	1	1	1	1	1	1
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	1	1	2	2
	Lighting Point 燈位		2	2	2	2	2	2
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1
	Single Socket Outlet 單位插座		-	-	-	-	3	3
		Single Socket Outlet 單位插座	1	-	1	-	-	-
	Twin Socket Outlet 雙位插座		3	3	3	3	3	3
		Twin Socket Outlet 雙位插座	-	1	-	1	1	1
		Twin Socket Power Strip with USB Module 雙位插座連 USB 插座	1	1	1	1	-	-
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	1	1	1	2	2

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

7. Schedule for Mechanical & Electrical Provisions (Tower 2) 機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Master Bedroom 主人睡房	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	1
		Socket Outlet for Cosmetic Cooler 化妝品雪櫃插座	1	-	1	-	-	-
		Fused Spur Unit for Wardrobe Light 衣櫃燈接線座	1	1	1	1	-	-
Walk-in Closet 衣帽間	Lighting Point 燈位		/	/	/	/	1	1
		Single Socket Outlet 單位插座	/	/	/	/	1	1
		Twin Socket Power Strip with USB Module 雙位插座連 USB 插座	/	/	/	/	1	1
		Socket Outlet for Cosmetic Cooler 化妝品雪櫃插座	/	/	/	/	1	1
		Fused Spur Unit for Wardrobe Light 衣櫃燈接線座	/	/	/	/	1	1
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	1	1	1	2	2
	Lighting Point 燈位		1	1	1	1	3	3
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1
	Single Socket Outlet 單位插座		1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	2	2	4	4
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 2)　機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Bedroom 3 睡房 3	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1
	Single Socket Outlet 單位插座		1	-	1	-	3	3
	Twin Socket Outlet 雙位插座		2	2	2	2	1	1
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 2) 機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Bedroom 4 睡房 4	Lighting Switch 燈掣		1	/	1	/	1	1
	Lighting Point 燈位		2	/	2	/	1	1
	TV/FM Outlet 電視/電台天線插座		1	/	1	/	1	1
	Telephone Outlet 電話插座		1	/	1	/	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	/	1	/	1	1
	Single Socket Outlet 單位插座		1	/	1	/	3	4
	Twin Socket Outlet 雙位插座		2	/	2	/	1	1
	Switch for Air-conditioner Unit 冷氣機開關掣		1	/	1	/	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	/	1	/	1	1
Kitchen 廚房	Lighting Switch 燈掣		2	2	2	2	2	2
	Lighting Point 燈位		7	7	7	7	8	8
	Twin Socket Outlet 雙位插座		2	2	2	2	2	2
	Twin Socket Outlet with USB Module 雙位插座連 USB 插座		1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1
		Door Bell 門鐘	1	1	1	1	1	1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 2)　機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Kitchen 廚房		Socket Outlet for Refrigerator 雪櫃插座	2	2	2	2	1	1
		Socket Outlet for Wine Cellar 酒櫃插座	1	1	1	1	-	-
		Socket Outlet for Dishwasher 洗碗碟機插座	1	1	1	1	1	1
		Connection Unit for Steam Oven 蒸爐接駁點	1	1	1	1	-	-
		Connection Unit for Steam Combination Oven 蒸焗爐接駁點	-	-	-	-	1	1
		Connection Unit for Oven 焗爐接駁點	1	1	1	1	1	1
		Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	1	1
		Socket Outlet for Gas Hob 煤氣煮食爐插座	2	2	2	2	2	2
		Gas Connection Point for Gas Hob 煤氣煮食爐接駁點	1	1	1	1	1	1
		Connection Unit for Induction Hob 電磁爐接駁點	1	1	1	1	1	1
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Lobby Exhaust Fan 大堂抽氣扇接線座	1	1	1	1	-	-
		Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座	3	2	3	2	-	-
		Gas Connection Point for Gas Water Heater 煤氣熱水爐煤氣接駁點	3	2	3	2	-	-
		Single Socket Outlet 單位插座	1	1	1	1	1	1
		TV/FM Outlet 電視/電台天線插座	1	1	1	1	1	1
		Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 2) 機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Kitchen 廚房		Socket Outlet for Router 路由器插座	1	1	1	1	1	1
		Fiber Hybrid Faceplate 光纖入屋面板	1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	1	1	1	1	1	1
Utility 工作間	Lighting Switch 燈掣		1	1	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		1	1	1	1	1	1
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1
	Distribution Board 配電箱		1	1	1	1	1	1
	Twin Socket Outlet for Washing Machine and Dryer Machine 洗衣機及乾衣機雙位插座		1	1	1	1	1	1
	Water Point and Drainage Point for Washing Machine and Dryer Machine 洗衣機及乾衣機來去水接駁點		1	1	1	1	1	1
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣		1	1	1	1	1	1
	Power Switch for Gas Water Heater 煤氣熱水爐電源開關掣		3	2	3	2	3	3
Lavatory 洗手間	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 2)　機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Master Bathroom 主人浴室	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Switch and Switch for Mirror Defogster 燈掣及防霧鏡開關掣		1	1	1	1	1	1
	Lighting Point 燈位		6	6	6	6	6	6
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1
	Single Socket Outlet 單位插座		1	1	1	1	2	2
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1
	Switch for Floor Heating System 地暖系統開關掣		1	1	1	1	1	1
		Fused Spur Unit for Floor Heating System 地暖系統接線座	1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	1	1	1	1	1	1
		Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣	1	1	1	1	1	1
		Temperature Controller for Floor Heating System 地暖系統溫度掣	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	1	1	1	1	1
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1
	Fused Spur Unit 接線座		1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 2) 機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Bathroom 2 浴室 2	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Point 燈位		4	5	4	5	4	4
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1
	Switch for Dehumidifier 抽濕機開關掣		1	1	1	1	-	1
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	1	1	1	1	1
	Switch for Floor Heating System 地暖系統開關掣		-	-	-	-	1	1
		Fused Spur Unit for Floor Heating System 地暖系統接線座	-	-	-	-	1	1
		Temperature Controller for Floor Heating System 地暖系統溫度掣	-	-	-	-	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	1	1	1	1	-	1
		Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	-	1	-	1	1	1
	Fused Spur Unit 接線座		-	-	-	-	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 2) 機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Bathroom 3 浴室 3	Lighting Switch 燈掣		1		1		1	1
	Lighting Point 燈位		3		3		3	3
	Switch for Exhaust Fan 抽氣扇開關掣		1		1		1	1
	Switch for Dehumidifier 抽濕機開關掣		-		-		1	-
	USB Socket Outlet USB 插座		1		1		-	-
	Single Socket Outlet 單位插座		1		1		-	-
		Single Socket Outlet 單位插座	1		1		1	1
	Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣		1		1		-	-
	Switch for Floor Heating System 地暖系統開關掣		-		-		1	1
		Fused Spur Unit for Floor Heating System 地暖系統接線座	-		-		1	1
		Temperature Controller for Floor Heating System 地暖系統溫度掣	-		-		1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1		1		1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	-		-		1	-
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1		1		1	1
	Fused Spur Unit 接線座		-		-		1	1
		Temperature Controller for Gas Water Heater 煤氣熱水爐溫度掣	-		-		1	1
	Single Socket Outlet with USB Module 單位插座連 USB 插座		-		-		1	1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 2)　機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Powder Room 化妝間	Lighting Switch 燈掣						1	1
	Switch for Exhaust Fan 抽氣扇開關掣						1	1
	Lighting Point 燈位						1	1
	Single Socket Outlet with USB Module 單位插座連 USB 插座						1	1
	Switch for Electrical Water Heater 電熱水爐開關掣						1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座					1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點					1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座					1	1
		Single Socket Outlet 單位插座					1	1
	Fused Spur Unit 接線座						1	1
Store Room 儲物房	Lighting Switch 燈掣							1
	Single Socket Outlet 單位插座							1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 2) 機電裝置說明表 (第 2 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位					
			5/F 5 樓		6/F-12/F, 15/F-19/F 6 樓至 12 樓、15 樓至 19 樓		20/F 20 樓	21/F 21 樓
			A	B	A	B	A	A
Flat Roof 平台	Lighting Switch 燈掣			1			3	
	Lighting Point 燈位			5			4	
	Waterproof Single Socket Outlet 防水單位插座			1			2	
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1		1	1	1	1
	Lighting Point 燈位		1		1	1	1	1
Roof 天台	Lighting Switch 燈掣							1
	Lighting Point 燈位							11
	Waterproof Single Socket Outlet 防水單位插座							3
		Fused Spur Unit for Gas Water Heater 煤氣熱水爐接線座						3
		Gas Connection Point for Gas Water Heater 煤氣熱水爐煤氣接駁點						3

Notes : The symbol (-) as shown in the above table denotes “Not provided”.
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備註: 上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位										
			5/F 5 樓										
			A	B	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位		5	5	4	4	4	4	5	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	1	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	1	2	2	2	2
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	-	-	-	-	-	-	-	-	-	-
		Single Socket Outlet with USB Module 單位插座連 USB 插座	-	-	-	-	-	-	-	-	-	1	1
	Twin Socket Power Strip with USB Module 雙位插座連 USB 插座		-	1	1	1	1	1	1	1	1	-	-
	Twin Socket Outlet 雙位插座		4	3	3	3	3	3	2	3	3	3	3
	Single Socket Outlet 單位插座		-	-	-	-	-	-	1	-	-	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	1	1	1	1	1	1

Notes : The symbol (-) as shown in the above table denotes “Not provided”.
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FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位										
			5/F 5 樓										
			A	B	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳		Distribution Board 配電箱	1	1	1	1	1	1	-	1	1	1	1
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	2	2	2	2	2	3	2	2	1	1
		Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Router 路由器插座	1	1	1	1	1	1	1	1	1	1	1
		Fiber Hybrid Faceplate 光纖入屋面板	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Refrigerator 雪櫃插座	1	-	-	-	-	-	1	-	-	-	-
		Socket Outlet for Wine Cellar 酒櫃插座	1	-	-	-	-	-	-	-	-	-	-

Notes : The symbol (-) as shown in the above table denotes “Not provided”.
The symbol (/) as shown in the above table denotes ”Not applicable”.

備註: 上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 5)　機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 5/F 5 樓										
			A	B	C	D	E	F	G	H	J	K	L
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	1	1	1	1	/	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	/	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	/	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	/	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1	/	1	1	1	1
	Single Socket Outlet 單位插座		1	-	1	1	1	1	/	1	1	1	1
	Twin Socket Outlet 雙位插座		2	3	2	2	2	2	/	2	2	2	2
	Switch for Air-conditioner Unit 冷氣機開關掣		-	-	1	1	1	1	/	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	1	/	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	-	-	-	-	1	1	/	-	-	-	-
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	1	-	-	-	-	/	-	-	-	-

Notes : The symbol (-) as shown in the above table denotes “Not provided”.
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FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位										
			5/F 5 樓										
			A	B	C	D	E	F	G	H	J	K	L
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	1									
	Lighting Point 燈位		1	1									
	TV/FM Outlet 電視/電台天線插座		1	1									
	Telephone Outlet 電話插座		1	1									
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1									
	Single Socket Outlet 單位插座		1	2									
	Twin Socket Outlet 雙位插座		2	1									
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1									
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1									
Bedroom 3 睡房 3	Lighting Switch 燈掣		1										
	Lighting Point 燈位		1										
	TV/FM Outlet 電視/電台天線插座		1										
	Telephone Outlet 電話插座		1										
	Wi-Fi Socket Outlet Wi-Fi 插座		1										
	Single Socket Outlet 單位插座		1										
	Twin Socket Outlet 雙位插座		3										
	Switch for Air-conditioner Unit 冷氣機開關掣		1										
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1										

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7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位										
			5 /F 5 樓										
			A	B	C	D	E	F	G	H	J	K	L
Master Bathroom 主人浴室	Lighting Switch 燈掣		1	2	1	1	1	1	1	1	1	1	1
	Lighting Switch and Switch for Mirror Defogster 燈掣及防霧鏡開關掣		1	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		3	4	4	4	4	4	4	4	4	4	4
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1	1	1	1	1	1
	Switch for Dehumidifier 抽濕機開關掣		1	1	1	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1
	Switch for Mirror Defogster 防霧鏡開關掣		-	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	1	-	-	-	-	-	-	-	-	-	-

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			5 /F 5 樓									
			A	B	C	D	E	F	G	H	J	K	L
Open Kitchen 開放式廚房	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		3	5	3	3	3	3	3	3	3	3	3
	Single Socket Outlet 單位插座		1	1	1	1	1	1	-	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	-	-	-	-	-	-	1	-	-	-	-
		Single Socket Outlet 單位插座	-	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Refrigerator 雪櫃插座	-	1	1	1	1	1	-	1	1	1	1
		Socket Outlet for Microwave Oven 微波爐插座	-	-	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Steam Combination Oven 蒸焗爐接駁點	1	1	-	-	-	-	-	-	-	-	-
		Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Wine Cellar 酒櫃插座	-	1	1	1	1	1	-	1	1	1	1
		Connection Unit for Induction Hob 電磁爐接駁點	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drainage Point for Washer Dryer 洗衣乾衣機來去水接駁點	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1	1	1	1	1	1	1	1	1	1	1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5)　機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			5 /F 5 樓									
			A	B	C	D	E	F	G	H	J	K	L
Balcony 露台	Lighting Switch 燈掣		1	1	1	/	/	1	1	1	1	/	/
	Lighting Point 燈位		1	1	1	/	/	1	1	1	1	/	/
Flat Roof 平台	Lighting Switch 燈掣		/	/	/	1	2	1	/	/	/	1	1
	Lighting Point 燈位		/	/	/	3	10	2	/	/	/	2	1
	Waterproof Single Socket Outlet 防水單位插座		/	/	/	1	1	1	/	/	/	1	1

Notes : The symbol (-) as shown in the above table denotes “Not provided”.
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FITTINGS, FINISHES AND APPLIANCES 裝置、裝修物料及設備

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓										
			A	B	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		2	2	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位		5	5	4	4	4	4	5	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	2	1	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	2	1	2	2	2	2
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	-	-	-	-	-	-	-	-	-	-
		Single Socket Outlet with USB Module 單位插座連 USB 插座	-	-	-	-	-	-	-	-	-	1	1
	Twin Socket Power Strip with USB Module 雙位插座連 USB 插座		-	1	1	1	1	1	1	1	1	-	-
	Single Socket Outlet 單位插座		-	-	-	-	-	-	1	-	-	1	1
	Twin Socket Outlet 雙位插座		4	3	3	3	3	3	2	3	3	3	3
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 6/F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓										
			A	B	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳		Distribution Board 配電箱	1	1	1	1	1	1	-	1	1	1	1
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	2	2	2	2	2	3	2	2	1	1
		Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Router 路由器插座	1	1	1	1	1	1	1	1	1	1	1
		Fiber Hybrid Faceplate 光纖入屋面板	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Refrigerator 雪櫃插座	1	-	-	-	-	-	1	-	-	-	-
		Socket Outlet for Wine Cellar 酒櫃插座	1	-	-	-	-	-	-	-	-	-	-

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5)　機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓										
			A	B	C	D	E	F	G	H	J	K	L
Master Bedroom 主人睡房	Lighting Switch 燈掣		1	1	1	1	1	1	/	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	/	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		1	1	1	1	1	1	/	1	1	1	1
	Telephone Outlet 電話插座		1	1	1	1	1	1	/	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1	/	1	1	1	1
	Single Socket Outlet 單位插座		1	-	1	1	1	1	/	1	1	1	1
	Twin Socket Outlet 雙位插座		2	3	2	2	2	2	/	2	2	2	2
	Switch for Air-conditioner Unit 冷氣機開關掣		-	-	1	1	1	1	/	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	1	/	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	-	-	-	-	1	1	/	-	-	-	-
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	1	-	-	-	-	/	-	-	-	-

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7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓										
			A	B	C	D	E	F	G	H	J	K	L
Bedroom 2 睡房 2	Lighting Switch 燈掣		1	1									
	Lighting Point 燈位		1	1									
	TV/FM Outlet 電視/電台天線插座		1	1									
	Telephone Outlet 電話插座		1	1									
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1									
	Single Socket Outlet 單位插座		1	2									
	Twin Socket Outlet 雙位插座		2	1									
	Switch for Air-conditioner Unit 冷氣機開關掣		1	1									
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1									
Bedroom 3 睡房 3	Lighting Switch 燈掣		1										
	Lighting Point 燈位		1										
	TV/FM Outlet 電視/電台天線插座		1										
	Telephone Outlet 電話插座		1										
	Wi-Fi Socket Outlet Wi-Fi 插座		1										
	Single Socket Outlet 單位插座		1										
	Twin Socket Outlet 雙位插座		3										
	Switch for Air-conditioner Unit 冷氣機開關掣		1										
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1										

Notes : The symbol (-) as shown in the above table denotes “Not provided”.
The symbol (/) as shown in the above table denotes ”Not applicable”.

備註: 上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓									
			A	B	C	D	E	F	G	H	J	K	L
Master Bathroom 主人浴室	Lighting Switch 燈掣		1	2	1	1	1	1	1	1	1	1	1
	Lighting Switch and Switch for Defogster 燈掣及防霧鏡開關掣		1	-	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		3	4	4	4	4	4	4	4	4	4	4
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1	1	1	1	1	1
	Switch for Dehumidifier 抽濕機開關掣		1	1	1	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1
	Switch for Mirror Defogster 防霧鏡開關掣		-	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	1	-	-	-	-	-	-	-	-	-	-

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備註: 上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓									
			A	B	C	D	E	F	G	H	J	K	L
Open Kitchen 開放式廚房	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		3	5	3	3	3	3	3	3	3	3	3
	Single Socket Outlet 單位插座		1	1	1	1	1	1	-	1	1	1	1
	Twin Socket Outlet 雙位插座		2	2	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	-	-	-	-	-	-	1	-	-	-	-
		Single Socket Outlet 單位插座	-	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Refrigerator 雪櫃插座	-	1	1	1	1	1	-	1	1	1	1
		Socket Outlet for Microwave Oven 微波爐插座	-	-	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Steam Combination Oven 蒸焗爐接駁點	1	1	-	-	-	-	-	-	-	-	-
		Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	1	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Wine Cellar 酒櫃插座	-	1	1	1	1	1	-	1	1	1	1
		Connection Unit for Induction Hob 電磁爐接駁點	1	1	1	1	1	1	1	1	1	1	1
		Water Point and Drainage Point for Washer Dryer 洗衣乾衣機來去水接駁點	1	1	1	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1	1	1	1	1	1	1	1	1	1	1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5)　機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 6 /F-12/F, 15/F-20/F 6 樓至 12 樓、15 樓至 20 樓									
			A	B	C	D	E	F	G	H	J	K	L
Balcony 露台	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
Utility Platform 工作平台	Lighting Switch 燈掣						1	1					
	Lighting Point 燈位						1	1					

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7. Schedule for Mechanical & Electrical Provisions (Tower 5)　機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			21/F 21 樓									
			A	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		5	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位		12	4	4	4	4	5	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	1	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	1	2	2	2	2
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	-	-	-	-	-	-	-	-	-
		Single Socket Outlet with USB Module 單位插座連 USB 插座	-	-	-	-	-	-	-	-	1	1
	Twin Socket Power Strip with USB Module 雙位插座連 USB 插座		-	1	1	1	1	1	1	1	-	-
	Twin Socket Outlet 雙位插座		4	3	3	3	3	2	3	3	3	3
	Single Socket Outlet 單位插座		-	-	-	-	-	1	-	-	1	1
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		4	1	1	1	1	1	1	1	1	1

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7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			21/F 21 樓									
			A	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳		Distribution Board 配電箱	-	1	1	1	1	-	1	1	1	1
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	2	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	2	2	2	2	3	2	2	1	1
		Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Router 路由器插座	1	1	1	1	1	1	1	1	1	1
		Fiber Hybrid Faceplate 光纖入屋面板	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Refrigerator 雪櫃插座	1	-	-	-	-	1	-	-	-	-
		Connection Unit for Combi Microwave Oven 微波焗爐接駁點	1	-	-	-	-	-	-	-	-	-
		Socket Outlet for Wine Cellar 酒櫃插座	1	-	-	-	-	-	-	-	-	-

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7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			21/F 21 樓									
			A	C	D	E	F	G	H	J	K	L
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	1	1	1	1	/	1	1	1	1
	Lighting Point 燈位		2	1	1	1	1	/	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		2	1	1	1	1	/	1	1	1	1
	Telephone Outlet 電話插座		2	1	1	1	1	/	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	/	1	1	1	1
	Single Socket Outlet 單位插座		1	1	1	1	1	/	1	1	1	1
	Twin Socket Outlet 雙位插座		3	2	2	2	2	/	2	2	2	2
	Switch for Air-conditioner Unit 冷氣機開關掣		-	1	1	1	1	/	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	/	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	-	-	-	1	1	/	-	-	-	-
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	-	-	-	-	/	-	-	-	-

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 21/F 21 樓									
			A	C	D	E	F	G	H	J	K	L
Bedroom 2 睡房 2	Lighting Switch 燈掣		1									
	Lighting Point 燈位		1									
	TV/FM Outlet 電視/電台天線插座		1									
	Telephone Outlet 電話插座		1									
	Wi-Fi Socket Outlet Wi-Fi 插座		1									
	Single Socket Outlet 單位插座		2									
	Twin Socket Outlet 雙位插座		2									
	Switch for Air-conditioner Unit 冷氣機開關掣		1									
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1									
Bedroom 3 睡房 3	Lighting Switch 燈掣		1									
	Lighting Point 燈位		1									
	TV/FM Outlet 電視/電台天線插座		1									
	Telephone Outlet 電話插座		1									
	Wi-Fi Socket Outlet Wi-Fi 插座		1									
	Single Socket Outlet 單位插座		2									
	Twin Socket Outlet 雙位插座		2									
	Switch for Air-conditioner Unit 冷氣機開關掣		1									
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1									

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7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			21/F 21 樓									
			A	C	D	E	F	G	H	J	K	L
Master Bathroom 主人浴室	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Switch and Switch for Defogster 燈掣及防霧鏡開關掣		1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		5	4	4	4	4	4	4	4	4	4
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1	1	1	1	1
	Switch for Dehumidifier 抽濕機開關掣		-	1	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1
	Switch for Mirror Defogster 防霧鏡開關掣		-	1	1	1	1	1	1	1	1	1
	Switch for Floor Heating System 地暖系統開關掣		1	-	-	-	-	-	-	-	-	-
		Fused Spur Unit for Floor Heating System 地暖系統接線座	1	-	-	-	-	-	-	-	-	-
		Temperature Controller for Floor Heating System 地暖系統溫度掣	1	-	-	-	-	-	-	-	-	-
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	-	1	1	1	1	1	1	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位插座	Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1
			1	-	-	-	-	-	-	-	-	-

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			21/F 21 樓									
			A	C	D	E	F	G	H	J	K	L
Bathroom 2 浴室 2	Lighting Switch 燈掣		1									
	Lighting Switch and Switch for Defogster 燈掣及防霧鏡開關掣		1									
	Lighting Point 燈位		3									
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1									
		Single Socket Outlet 單位插座	1									
	Switch for Exhaust Fan 抽氣扇開關掣		1									
	Switch for Dehumidifier 抽濕機開關掣		1									
	Switch for Electrical Water Heater 電熱水爐開關掣		1									
	Switch for Floor Heating System 地暖系統開關掣		1									
		Fused Spur Unit for Floor Heating System 地暖系統接線座	1									
		Temperature Controller for Floor Heating System 地暖系統溫度掣	1									
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1									
		Fused Spur Unit for Dehumidifier 抽濕機接線座	1									
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1									
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1									
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1									

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5)　機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			21/F 21 樓									
			A	C	D	E	F	G	H	J	K	L
Open Kitchen 開放式廚房	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		5	3	3	3	3	3	3	3	3	3
	Single Socket Outlet 單位插座		-	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	-	-	-	-	-	1	-	-	-	-
		Single Socket Outlet 單位插座	-	1	1	1	1	1	1	1	1	1
		Socket Outlet for Refrigerator 雪櫃插座	-	1	1	1	1	-	1	1	1	1
		Socket Outlet for Microwave Oven 微波爐插座	-	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	-	1	1	1	1	1	1	1	1	1
		Socket Outlet for Wine Cellar 酒櫃插座	-	1	1	1	1	-	1	1	1	1
		Connection Unit for Induction Hob 電磁爐接駁點	1	1	1	1	1	1	1	1	1	1
		Water Point and Drainage Point for Washer Dryer 洗衣乾衣機來去水接駁點	-	1	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1	1	1	1	1	1	1	1	1	1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 21/F 21 樓									
			A	C	D	E	F	G	H	J	K	L
Utility 工作間	Lighting Switch 燈掣		1									
	TV/FM Outlet 電視/電台天線插座		1									
	Twin Socket Outlet 雙位插座		1									
	Switch for Air-conditioner Unit 冷氣機開關掣		1									
	Lighting Point 燈位		1									
	Distribution Board 配電箱		1									
	Twin Socket Outlet for Washer Dryer 雙位洗衣乾衣機插座		1									
	Water Point and Drainage Point for Washer Dryer 洗衣乾衣機來去水接駁點		1									
Lavatory 洗手間	Lighting Switch 燈掣		1									
	Lighting Point 燈位		1									
	Switch for Exhaust Fan 抽氣扇開關掣		1									
	Switch for Electrical Water Heater 電熱水爐開關掣	Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1									
			1									
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1									

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The symbol (/) as shown in the above table denotes ”Not applicable”.

備註: 上表內之(-) 符號代表“沒有提供”
上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			21/F 21 樓									
			A	C	D	E	F	G	H	J	K	L
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1			1	1					
	Lighting Point 燈位		1			1	1					
Flat Roof 平台	Lighting Switch 燈掣		1									
	Lighting Point 燈位		1									
	Waterproof Single Socket Outlet 防水單位插座		1									

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			22/F 22 樓									
			A	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳	Lighting Switch 燈掣		5	2	2	2	2	2	2	2	2	2
	Lighting Point 燈位		9	4	4	4	4	5	4	4	4	4
	TV/FM Outlet 電視/電台天線插座		2	2	2	2	2	1	2	2	2	2
	Telephone Outlet 電話插座		2	2	2	2	2	1	2	2	2	2
	Data Point 網絡插座		1	1	1	1	1	1	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet with USB Module 單位插座連 USB 插座	-	-	-	-	-	-	-	-	1	1
	Twin Socket Power Strip with USB Module 雙位插座連 USB 插座		-	1	1	1	1	1	1	1	-	-
	Single Socket Outlet 單位插座		-	-	-	-	-	1	-	-	1	1
	Twin Socket Outlet 雙位插座		7	3	3	3	3	2	3	3	3	3
	Video Door Phone 視像對講機		1	1	1	1	1	1	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		2	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	-	1	1	1	1	-	1	1	1	1
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	2	2	2	2	3	2	2	1	1
		Door Bell 門鐘	1	1	1	1	1	1	1	1	1	1

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上表內之(/) 符號代表“不適用”

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			22/F 22 樓									
			A	C	D	E	F	G	H	J	K	L
Living Room and Dining Room 客廳及飯廳		Socket Outlet for Router 路由器插座	1	1	1	1	1	1	1	1	1	1
		Fiber Hybrid Faceplate 光纖入屋面板	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Refrigerator 雪櫃插座	-	-	-	-	-	1	-	-	-	-
		Connection Unit for Combi Microwave Oven 微波焗爐接駁點	1	-	-	-	-	-	-	-	-	-
		Socket Outlet for Wine Cellar 酒櫃插座	1	-	-	-	-	-	-	-	-	-
Master Bedroom 主人睡房	Lighting Switch 燈掣		2	1	1	1	1	/	1	1	1	1
	Lighting Point 燈位		2	1	1	1	1	/	1	1	1	1
	TV/FM Outlet 電視/電台天線插座		2	1	1	1	1	/	1	1	1	1
	Telephone Outlet 電話插座		2	1	1	1	1	/	1	1	1	1
	Wi-Fi Socket Outlet Wi-Fi 插座		1	1	1	1	1	/	1	1	1	1
	Single Socket Outlet 單位插座		1	1	1	1	1	/	1	1	1	1
	Twin Socket Outlet 雙位插座		3	2	2	2	2	/	2	2	2	2
	Switch for Air-conditioner Unit 冷氣機開關掣		-	1	1	1	1	/	1	1	1	1
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1	1	1	1	1	/	1	1	1	1
		Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座	-	-	-	1	1	/	-	-	-	-
		Fused Spur Unit for Air-conditioner Unit 冷氣機接線座	1	-	-	-	-	/	-	-	-	-

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			22/F 22 樓									
			A	C	D	E	F	G	H	J	K	L
Bedroom 2 睡房 2	Lighting Switch 燈掣		1									
	Lighting Point 燈位		1									
	TV/FM Outlet 電視/電台天線插座		1									
	Telephone Outlet 電話插座		1									
	Single Socket Outlet 單位插座		2									
	Twin Socket Outlet 雙位插座		2									
	Switch for Air-conditioner Unit 冷氣機開關掣		1									
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1									
Bedroom 3 睡房 3	Lighting Switch 燈掣		1									
	Lighting Point 燈位		1									
	TV/FM Outlet 電視/電台天線插座		1									
	Telephone Outlet 電話插座		1									
	Wi-Fi Socket Outlet Wi-Fi 插座		1									
	Single Socket Outlet 單位插座		2									
	Twin Socket Outlet 雙位插座		2									
	Switch for Air-conditioner Unit 冷氣機開關掣		1									
	Fused Spur Unit for Electrical Window Curtain 電動窗簾接線座		1									

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7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 22/F 22 樓									
			A	C	D	E	F	G	H	J	K	L
Master Bathroom 主人浴室	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Switch and Switch for Defogster 燈掣及防霧鏡開關掣		1	-	-	-	-	-	-	-	-	-
	Lighting Point 燈位		5	4	4	4	4	4	4	4	4	4
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1	1	1	1	1	1	1	1	1	1
		Single Socket Outlet 單位插座	1	1	1	1	1	1	1	1	1	1
	Switch for Exhaust Fan 抽氣扇開關掣		1	1	1	1	1	1	1	1	1	1
	Switch for Dehumidifier 抽濕機開關掣		-	1	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣		1	1	1	1	1	1	1	1	1	1
	Switch for Mirror Defogster 防霧鏡開關掣		-	1	1	1	1	1	1	1	1	1
	Switch for Floor Heating System 地暖系統開關掣		1	-	-	-	-	-	-	-	-	-
		Fused Spur Unit for Floor Heating System 地暖系統接線座	1	-	-	-	-	-	-	-	-	-
		Temperature Controller for Floor Heating System 地暖系統溫度掣	1	-	-	-	-	-	-	-	-	-
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Dehumidifier 抽濕機接線座	-	1	1	1	1	1	1	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1	1	1	1	1	1	1	1	1	1
	Single Socket Outlet 單位插座		1	-	-	-	-	-	-	-	-	-

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			22/F 22 樓									
			A	C	D	E	F	G	H	J	K	L
Bathroom 2 浴室 2	Lighting Switch 燈掣		1									
	Lighting Switch and Switch for Defogster 燈掣及防霧鏡開關掣		1									
	Lighting Point 燈位		3									
	Single Socket Outlet with USB Module 單位插座連 USB 插座		1									
		Single Socket Outlet 單位插座	1									
	Switch for Exhaust Fan 抽氣扇開關掣		1									
	Switch for Dehumidifier 抽濕機開關掣		1									
	Switch for Electrical Water Heater 電熱水爐開關掣		1									
	Switch for Floor Heating System 地暖系統開關掣		1									
		Fused Spur Unit for Floor Heating System 地暖系統接線座	1									
		Temperature Controller for Floor Heating System 地暖系統溫度掣	1									
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1									
		Fused Spur Unit for Dehumidifier 抽濕機接線座	1									
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1									
		Fused Spur Unit for Mirror Defogster 防霧鏡接線座	1									
		Fused Spur Unit for Cabinet Light 櫃燈接線座	1									

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7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			22/F 22 樓									
			A	C	D	E	F	G	H	J	K	L
Open Kitchen 開放式廚房	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		5	3	3	3	3	3	3	3	3	3
	Single Socket Outlet 單位插座		-	1	1	1	1	1	1	1	1	1
	Twin Socket Outlet 雙位插座		2	1	1	1	1	1	1	1	1	1
		Distribution Board 配電箱	-	-	-	-	-	1	-	-	-	-
		Single Socket Outlet 單位插座	-	1	1	1	1	1	1	1	1	1
		Socket Outlet for Refrigerator 雪櫃插座	1	1	1	1	1	-	1	1	1	1
		Socket Outlet for Microwave Oven 微波爐插座	-	1	1	1	1	1	1	1	1	1
		Fused Spur Unit for Kitchen Cabinet Light 廚櫃燈接線座	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Cooker Hood 抽油煙機插座	1	1	1	1	1	1	1	1	1	1
		Socket Outlet for Washer Dryer 洗衣乾衣機插座	-	1	1	1	1	1	1	1	1	1
		Socket Outlet for Wine Cellar 酒櫃插座	-	1	1	1	1	-	1	1	1	1
		Connection Unit for Induction Hob 電磁爐接駁點	1	1	1	1	1	1	1	1	1	1
	Switch for Electrical Water Heater 電熱水爐開關掣	Water Point and Drainage Point for Washer Dryer 洗衣乾衣機來去水接駁點	-	1	1	1	1	1	1	1	1	1
			1	1	1	1	1	1	1	1	1	1
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1	1	1	1	1	1	1	1	1	1

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位									
			22/F 22 樓									
			A	C	D	E	F	G	H	J	K	L
Utility 工作間	Lighting Switch 燈掣		1									
	TV/FM Outlet 電視/電台天線插座		1									
	Single Socket Outlet 單位插座		1									
	Twin Socket Outlet 雙位插座		1									
	Switch for Air-conditioner Unit 冷氣機開關掣		1									
	Lighting Point 燈位		1									
	Distribution Board 配電箱		1									
	Twin Socket Outlet for Washer Dryer 雙位洗衣乾衣機插座		1									
	Water Point and Drainage Point for Washer Dryer 洗衣乾衣機來去水接駁點		1									
Lavatory 洗手間	Lighting Switch 燈掣		1									
	Lighting Point 燈位		1									
	Switch for Exhaust Fan 抽氣扇開關掣		1									
		Fused Spur Unit for Exhaust Fan 抽氣扇接線座	1									
	Switch for Electrical Water Heater 電熱水爐開關掣		1									
		Connection Unit for Electrical Water Heater 電熱水爐接駁點	1									

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

7. Schedule for Mechanical & Electrical Provisions (Tower 5) 機電裝置說明表 (第 5 座)

Location 位置	Exposed Type 外露型	Non-exposed Type 非外露型	Flat Applicable 適用單位 22/F 22 樓								
			A	C	D	E	F	G	H	J	K	L
Balcony 露台	Lighting Switch 燈掣		1	1	1	1	1	1	1	1	1	1
	Lighting Point 燈位		1	1	1	1	1	1	1	1	1	1
Utility Platform 工作平台	Lighting Switch 燈掣		1	/	/	1	1	/	/	/	/	/
	Lighting Point 燈位		1	/	/	1	1	/	/	/	/	/
Roof 天台	Lighting Switch 燈掣		1	/	-	-	-	-	-	-	-	-
	Waterproof Lighting Switch 防水燈掣		1	/	1	1	1	1	1	1	1	1
	Lighting Point 燈位		13	/	1	4	4	4	3	3	3	3
	Waterproof Single Socket Outlet 防水單位插座		3	/	2	2	2	2	2	2	2	3

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備註: 上表內之(-) 符號代表“沒有提供”
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 The Hongkong Electric Co., Ltd.
- Towngas is supplied by The Hong Kong and China Gas Company Limited.

- 食水及沖廁水由水務署供應。
- 電力由香港電燈有限公司供應。
- 煤氣由香港中華煤氣有限公司供應。

GOVERNMENT RENT 地税

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

指明住宅物業擁有人有法律責任繳付該指明住宅物業直至該指明住宅物業買賣完成日（包括該日）為止之地税。

MISCELLANEOUS PAYMENTS BY PURCHASER 買方的雜項付款

1. On the delivery of the vacant possession of the residential property to the purchaser, the purchaser is liable to reimburse the owner for the deposits for water, electricity and gas.

2. On that delivery, the purchaser is not liable to pay to the owner a debris removal fee.

Remark:
1. The purchaser shall in fact pay the deposits for water, electricity and gas to the manager of the Phase.
2. The purchaser shall in fact pay the debris removal fee to the manager of the Phase.

1. 在向買方交付住宅物業空置情況下的管有權時，買方須負責向擁有人補還水、電力及氣體的按金。

2. 在交付時，買方無須向擁有人支付清理廢料的費用。

附註：
1. 買方事實上須向期數的管理人支付水、電力及氣體的按金。

2. 買方事實上須向期數的管理人支付清理廢料的費用。

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

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

按買賣合約規定，指明住宅物業及其裝置、裝修物料及設備之欠妥之處的保養責任期為住宅物業之買賣完成日起計六(6)個月內。

MAINTENANCE OF SLOPES 斜坡維修

Not applicable.

不適用。

MODIFICATION 修訂

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

期數現時並沒有向政府提出申請修訂批地文件。

RELEVANT INFORMATION 有關資料

1. Noise mitigation measures

The following measures to mitigate road traffic noise impact from Island Eastern Corridor, Java Road, etc. are provided in the Phase:

- Acoustic fins
- Acoustic balcony
- Window with sliding panel behind (acoustic window) and sliding door with sliding panel behind (acoustic window) (for balcony only)
- Doors with auto-close mechanism

Location of acoustic fins

Acoustic fins mean the vertical architectural fins designated as noise mitigation measures.

Please refer to “Floor Plans of Residential Properties in the Phase” section of this sales brochure on pages AL001 to AL034 for details on the location of acoustic fins.

Location of acoustic balcony

Acoustic balcony means a balcony of a residential unit with ceiling provided with sound absorptive material and designated as a noise mitigation measure.

Please refer to “Floor Plans of Residential Properties in the Phase” section of this sales brochure on pages AL001 to AL034 for details on the location of acoustic balcony.

Location of window with sliding panel behind (acoustic window) and sliding door with sliding panel behind (acoustic window) (for balcony only)

Window with sliding panel behind (acoustic window) means a window of a residential unit with sliding panel behind designated as a noise mitigation measure.

Sliding door with sliding panel behind (acoustic window) (for balcony only) means a balcony door of a residential unit with sliding panel behind and designated as a noise mitigation measure.

Please refer to “Floor Plans of Residential Properties in the Phase” section of this sales brochure on pages AL001 to AL034 for details on the location of window with sliding panel behind (acoustic window) and sliding door with sliding panel behind (acoustic window) (for balcony only).

Location of doors with auto-close mechanism

Door with auto-close mechanism means the door at utility platform of a residential unit which remains closed at all times except when accessing the utility platform and not for ventilation purpose and designated as noise mitigation measures.

Please refer to “Floor Plans of Residential Properties in the Phase” section of this sales brochure on pages AL001 to AL034 for details on the location of doors with auto-close mechanism.

No owner shall (i) alter, interfere with or remove, or permit or suffered to be altered, interfered with or removed any acoustic balcony (if any), any window with sliding panel behind (acoustic window) (if any), any sliding door with sliding panel behind (acoustic window) (for balcony only) (if any) or any doors with auto-close mechanism (if any) which form part of his residential unit except in accordance with the building plans or (ii) alter, interfere with or remove the acoustic fins.

1. 噪音緩解措施

期數提供以下措施以緩解東區走廊、渣華道等帶來的道路交通噪音影響：

- 隔聲鰭
- 減音露台
- 背面裝設滑動嵌板的窗戶（減音窗）及背面裝設滑動嵌板的趟門（減音窗）（只供露台）
- 具自動關閉系統的門

隔聲鰭的位置

隔聲鰭是指指定為噪音緩解措施的垂直建築鰭。

有關隔聲鰭的位置的詳情，請參閱本售樓說明書第AL001至AL034頁「期數的住宅物業的樓面平面圖」一節。

減音露台的位置

減音露台是指其天花裝設吸音物料並且指定為噪音緩解措施的住宅單位的露台。

有關減音露台的位置的詳情，請參閱本售樓說明書第AL001至AL034頁「期數的住宅物業的樓面平面圖」一節。

背面裝設滑動嵌板的窗戶（減音窗）及背面裝設滑動嵌板的趟門（減音窗）（只供露台）的位置

背面裝設滑動嵌板的窗戶（減音窗）是指背面裝設滑動嵌板並且指定為噪音緩解措施的住宅單位的窗戶。

背面裝設滑動嵌板的趟門（減音窗）（只供露台）是指背面裝設滑動嵌板並且指定為噪音緩解措施的住宅單位的露台門。

有關背面裝設滑動嵌板的窗戶（減音窗）及背面裝設滑動嵌板的趟門（減音窗）（只供露台）位置的詳情，請參閱本售樓說明書第AL001至AL034頁「期數的住宅物業的樓面平面圖」一節。

具自動關閉系統的門的位置

具自動關閉系統的門是指除在進出工作平台以外其餘時間均保持關閉及不作通氣用途並且指定為噪音緩解措施的住宅單位工作平台門。

有關具自動關閉系統的門的位置的詳情，請參閱本售樓說明書第AL001至AL034頁「期數的住宅物業的樓面平面圖」一節。

任何業主不可(i)(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減音露台（如有），任何背面裝設滑動嵌板的窗戶（減音窗）（如有），任何背面裝設滑動嵌板的趟門（減音窗）（只供露台）（如有）或任何具自動關閉系統的門（如有）或 (ii) 更改、干擾或移除隔聲鰭。

RELEVANT INFORMATION 有關資料

2. Maintenance window

Maintenance window is openable for maintenance only.

Please refer to “Floor Plans of Residential Properties in the Phase” section of this sales brochure on pages AL001 to AL034 for details on the location of maintenance window.

3. Gondola

During the necessary maintenance of the external walls of Towers 1, Tower 2 and Tower 5 arranged by the Manager of the Phase, the gondola will be operating in the airspace outside windows and above the roof / flat roof / the parapet walls of the roof / flat roof of units in such Towers.

4. FM / UHF antenna / Lightning rod

Description	Location
FM / UHF antenna	Upper roof of Tower 3 & Tower 5
Lightning rod	Upper roof of Tower 3 & Tower 5

Prospective purchasers should note the possible impact (if any) of the above facilities on individual residential units.

5. External wall lighting

LED lighting on the external walls of the Phase may be turned on.

Prospective purchasers should note the possible impact (if any) of the illumination of the LED lighting on individual residential units.

6. External walls at lower levels of the Phase

There may be backlit signage and decorative lighting at the external wall of the commercial accommodation at lower levels of the Phase below each tower in the Phase. 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 units.

7. Exhaust devices at lower levels of the Phase

There may be exhaust devices at lower levels of the Phase (including restaurant, if any). 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 units.

2. 維修窗戶

維修窗戶只能在作維修時開啓。

有關維修窗戶位置的詳情，請參閱本售樓説明書第AL001至AL034頁「期數的住宅物業的樓面平面圖」一節。

3. 吊船

在期數管理人安排之第1座，第2座及第5座外牆之必要維修進行期間，吊船將在該等住宅大廈單位之窗戶外及天台 / 平台 / 彼等之護牆上之空間運作。

4. 公共天線 / 避雷針

說明	位置
公共天線	第3 座及第5 座上層天台
避雷針	第3 座及第5 座上層天台

準買家請注意上述設施對個別住宅單位可能造成的影響（如有）。

5. 外牆裝飾燈

期數外牆LED 裝飾燈可能開啟。

準買家請注意LED 裝飾燈之燈光對個別住宅單位可能造成的影響（如有）。

6. 期數低層的外牆

期數內的每座大廈下方的低層商業物業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。準買家請注意上述特色裝置的照明對個別住宅單位可能造成的影響（如有）。

7. 期數低層的排氣設備

期數低層或會有排氣設備（包括餐廳（如有））。排氣設備的排列及位置或會不時更改，並須符合相關法例要求及有關政府部門的指引。準買家請注意上述排氣設備對個別住宅單位可能造成的影響（如有）。

RELEVANT INFORMATION 有關資料

8. Floodlights

Outdoor floodlights at the residents' clubhouse swimming pool may be turned on. Prospective purchasers should note the possible impact (if any) of the illumination of the floodlights on individual residential units.

9. Emergency Generators

Emergency generators are located on 3/F (P/F) of Tower 5 and 2/F-3/F of Government Accommodation. Prospective purchasers should note the possible impact (if any) of the emergency generators on individual residential units.

8. 泛光燈

住客會所游泳池的室外泛光燈可能開啟。準買家請注意上述泛光燈之燈光對個別住宅單位可能造成的影響（如有）。

9. 緊急發電機

緊急發電機位於第5座3樓（平台）及政府設施物業2樓至3樓。準買家請注意上述緊急發電機對個別住宅單位可能造成的影響（如有）。

WEBSITE ADDRESS 互聯網網站的網址

The website address designated by the Vendor for the Phase:

www.victoriaharbour2b3.com.hk

賣方就期數指定的互聯網網站的網址:

www.victoriaharbour2b3.com.hk

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

Breakdown of GFA Concessions Obtained for All Features

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

		Area (m²) 面積 (平方米)
Disregarded GFA under Building (Planning) Regulations 23(3)(b) 根據《建築物（規劃）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）	856.937
2.	**Plant rooms and similar services** **機房及相類設施**	
2.1	Mandatory feature or essential plant room, area of which is limited by respective Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) or regulation such as lift machine room, telecommunications and broadcasting (TBE) room, refuse storage and material recovery chamber, etc. 所佔面積受相關《認可人士、註冊結構工程師及註冊岩土工程師作業備考》(《作業備考》)或規例限制的強制性設施或必要機房，例如升降機機房、電訊及廣播設備室、垃圾及物料回收房等	112.552
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	455.562
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	N/A 不適用
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	292.938
4.	Wider common corridor and lift lobby 加闊的公用走廊及升降機大堂	106.030
5.	Communal sky garden 公用空中花園	N/A 不適用
6.	Acoustic fin 隔聲鰭	N/A 不適用

獲寬免總樓面面積的設施分項

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

		Area (m²) 面積 (平方米)
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		
7.	Wing wall, wind catcher and funnel 翼牆、捕風器及風斗	N/A 不適用
8.	Non-structural prefabricated external wall 非結構預製外牆	79.679
9.	Utility platform 工作平台	70.750
10.	Noise barrier 隔音屏障	N/A 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	63.020
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	921.299
13.	Covered landscaped and play area 有蓋園景區及遊樂場地	72.785
14.	Horizontal screen/covered walkway and trellis 橫向屏障 / 有蓋人行道及花棚	32.419
15.	Larger lift shaft 擴大升降機槽	573.972
16.	Chimney shaft 煙囪管道	N/A 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	N/A 不適用

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

Breakdown of GFA Concessions Obtained for All Features

		Area (m²) 面積 (平方米)
Amenity Features 適意設施		
18.	Pipe duct, air duct for mandatory feature or essential plant room 強制性設施或必要機房所需的管槽及氣槽	203.095
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	1.141
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	N/A 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	N/A 不適用
22.	Sunshade and reflector 遮陽篷及反光罩	N/A 不適用
23.	Minor projection such as A/C box, A/C platform, window cill and projecting window 小型伸出物，例如空調機箱、空調機平台、窗檻及伸出的窗台	N/A 不適用
24.	Other projection such as A/C box and platform not covered in paragraph 3(b) and (c) of PNAP APP-19 《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	N/A 不適用
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	N/A 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	N/A 不適用
27.	Public transport terminus 公共交通總站	N/A 不適用
28.	Party structure and common staircase 共用構築物及公用樓梯	N/A 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	81.818
30.	Public passage 公眾通道	N/A 不適用
31.	Covered set back area 有蓋的後移部分	N/A 不適用

獲寬免總樓面面積的設施分項

		Area (m²) 面積 (平方米)
Bonus GFA 額外總樓面面積		
32.	Bonus GFA 額外總樓面面積	N/A 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	N/A 不適用

Note:

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

註：

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

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

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





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

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

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

Part I 第I部分	
Provision of Central Air Conditioning 提供中央空調	YES 是
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 COP Split Type Unit for Residential Common Area 供住宅公用地方使用的高效能分體式空調 2. Water Cooled Chilled Water System for Retail Area 供商鋪使用的高效能水冷式制冷機

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

Location 位置	Internal Floor Area Served (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）的部分	5821	205.2	0	174.5	0

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

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

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

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

Notes:

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

   The predicted annual energy use, in terms of electricity consumption (kWh/m^2/annum) and town gas/LPG consumption (unit/m^2/annum), of the development by the internal floor area served, where:
   (a) “total annual energy use” has the same meaning of “annual energy use” 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 Installation issued by the Electrical and Mechanical Services Department.

註腳：

1. 一般而言，一棟樓宇的預計“每年能源消耗量”愈低，其節約能源的效益愈高。如一棟樓宇預計的“每年能源消耗量”低於該樓宇的“基線樓宇每年能源消耗量”，則代表預計該樓宇的能源應用較其基線樓宇有效，削減幅度愈大則代表有關樓宇能源節約的效益愈高。

   預計每年能源消耗量[以耗電量(千瓦小時/平方米/年)及煤氣/石油氣消耗量(用量單位/平方米/年)計算〕，指將發展項目的每年能源消耗總量除以使用有關裝置的內部樓面面積所得出的商，其中：-
   (a)“每年能源消耗量”與新建樓宇 BEAM Plus 標準（現行版本）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。

DATE OF PRINTING OF SALES BROCHURE 售樓説明書印製日期

Date of printing of this Sales Brochure: 17th September 2024

本售樓説明書印製日期：2024年9月17日

POSSIBLE FUTURE CHANGE 日後可能出現改變

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

期數及其周邊地區日後可能出現改變。